

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JANUARY 27, 2022 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Planning Commission Meeting - December 16, 2021

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may, within fifteen (15) days thereafter, appeal there from to the Mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the Mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Planning Commission. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

- 1. Zoning Map Amendment 2108PC128:**

Withdrawn by Applicant:

Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.000, Request zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

2. Resubdivision 2201PC001:

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

3. Zoning Map Amendment 2201PC003:

Withdrawn by Applicant:

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

4. Zoning Map Amendment 2201PC005:

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

5. Planning Commission Approval 2201PC006:

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

6. Zoning Map Amendment 2201PC009:

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

7. Resubdivision 2201PC010:

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

8. Zoning Map Amendment 2201PC013:

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

9. Zoning Map Amendment 2201PC014:

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi

LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Holliman Rd, Zoned R-1-15 (Single-family), Ward 6

10. Resubdivision 2201PC015:

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

11. Zoning Map Amendment 2201PC017:

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

12. Planning Commission Approval 2112PC188:

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

13. Final Plat 2110PC167:

Tabled to January 27, 2022 meeting

Final Plat 2110PC167, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-022.000, Approval of Final Plat for 19-lot subdivision (Gulfview Villas), E Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2.

14. Final Plat 2110PC169:

Withdrawn by Applicant:

Final Plat 2110PC169, by agent Heinrich & Associates, LLC., tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

G4. Other Business

H. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, December 16, 2021, 4:30 P.M.
CITY HALL COUNCIL CHAMBERS

- A. **Prayer**: The Planning Commission led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **4:32 pm**.
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
TIM DAIGLE JR.
VIRGINIA ADOLPH
DOUG HANCOCK
KEITH WILLIAMS
CHARLIE HEWES
BRANDON ELLIOTT
BJ SELLERS
GARLON PEMBERTON

BOARD MEMBERS ABSENT:

JOHN ANTHONY
HAROLD SPANN

STAFF MEMBERS PRESENT:

GREG HOLMES
NELISIA NEWELL
DEREK DUCKWORTH

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

A motion by **Mr. Daigle** to approve Minutes of the **December 16, 2021**, meeting was seconded by **Mrs. Adolph** and carried unanimously.

G. **Hearing of Cases**:

G1. The PUBLIC DECLARATION OF APPEAL PROCESS was read by the Chairperson: Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development–Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. The Chairperson asked for anyone speaking at the meeting to complete a Speaker's Card.

G3. Routine Agenda

1.Planning Commission Approval 2112PC182:

by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Speaking for the Petition: Greg Stanford

Speaking against the Petition: None

Motion: Mrs. Adolph – To approve the applicant request.

Second: Mr. Jones

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

2. Zoning Map Amendment 2112PC187:

by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Speaking for the Petition: Linda Goodwin

Speaking against the Petition: None

Motion: Mr. Elliott – To approve the applicant request.

Second: Mr. Pemberton

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

3. Planning Commission Approval 2112PC188:

by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition:

Speaking against the Petition:

Motion: Mrs. Adolph – To table to the January meeting.

Second: Mr. Sellers

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: TABLED

4. Zoning Map Amendment 2112PC190:

by agent Robert Knesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

Speaking for the Petition: Robert Knesal, Brian Bolis

Speaking against the Petition: None

Motion: Mr. Seller – To approve the applicant request.

Second: Mr. Elliott

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

5. General Plan 2112PC191:

by agent Aaron Harris, tax parcels 0710K-01-039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

Speaking for the Petition: Aaron Harris

Speaking against the Petition: None

Motion: Mr. Sellers – To approve the applicant request with conditions.

Second: Mr. Jones

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

6. General Plan 2112PC193:

by agent Robert K. Riemann, tax parcels 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Speaking for the Petition: Robert K. Rieman

Speaking against the Petition: Michael Duckworth

Motion: Mr. Elliott – To approve the applicant request.

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

7. Planning Commission Approval 2112PC196:

by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003, Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Speaking for the Petition: Freddie Fountain

Speaking against the Petition: None

Motion: Mr. Daigle – To approve the applicant request with conditions.

Second: Mr. Sellers

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea

BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

8. Planning Commission Approval 2112PC198:

by owner Guy Wells (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

Speaking for the Petition: Guy Wells, Johnny Watkins, Marlon Bride, Boston Grace Jr.

Speaking against the Petition: None

Motion: Mr. Hewes – To approve the applicant request.

Second: Mr. Jones

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Yea

Action: Motion carried unanimously.

9. Final Plat 2110PC168:

Final Plat 2110PC168, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat for a 62-lot subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

Speaking for the Petition: Austin Schnitzlein

Speaking against the Petition: Ralph Burlingame, Richard Blair

Motion: Mr. Jones – To approve the applicant request.

Second: Mr. Pemberton

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Absent
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea

GARLON PEMBERTON – Yea

Action: Motion carried unanimously.

H. Adjournment

There being no further business, a Motion was made by _____ to adjourn, seconded by _____ and carried unanimously. The meeting adjourned at _____.

WILLIAM PRINCE JONES, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Public Declaration of Appeal Process of Chairman

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Anyone speaking today is asked to complete a "Speaker's Card".

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Routine Agenda

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Zoning Map Amendment 2108PC128:
Withdrawn by Applicant:

Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.000, Request zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2108PC128

Hearing Date: November 18, 2021

Current Zoning/Use: R-1-10 / Vacant

Legal: Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.000, Request to zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove**, by **clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 18.8 acres of property from R-1-10 (Single-family) district to a T4+ (General Urban Zone "Plus") zone. Currently, the property is vacant land and as stated by the applicant, the property was previously part of Smart Code Overlay (T4L & T3) zoning district. The applicant state a change in condition as warrant for this change in zoning due to the desire to create a denser populated area compared to the current zoning. This also allows the area to be similar in appearance to the T4+ layout to the adjacent south of the proposed rezoning area, helping with the overall appearance and master plan goal for Florence Gardens. On August 26, 2021, this case was approved by the Planning Commission. However, the applicant submitted an incorrect parcel number on the application. Therefore, the case had to be re-advertised in the Sun Herald and must be approved by the board.

According to Florence Gardens development schedule, construction will start November 1, 2021 through January 31, 2021.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

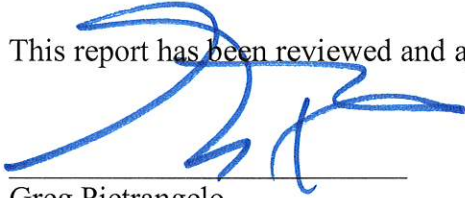
This area is currently zoned R-1-10 (Single-family) district and located adjacent to a T4+ (General Urban Zone "Plus") zoning district. Therefore, the rezoning would be in harmony with the existing area. Further, on August 26, 2021, this case was approved by the Planning Commission. However, the applicant submitted an incorrect parcel number on the application. Therefore, the case had to be re-advertised in the Sun Herald and must be approved by the board.

Any approval should consider these conditions:

1. Approval would grant applicant to rezone property from R-1-10 (Single-family) district to a T4+ (General Urban Zone "Plus") zoning district.

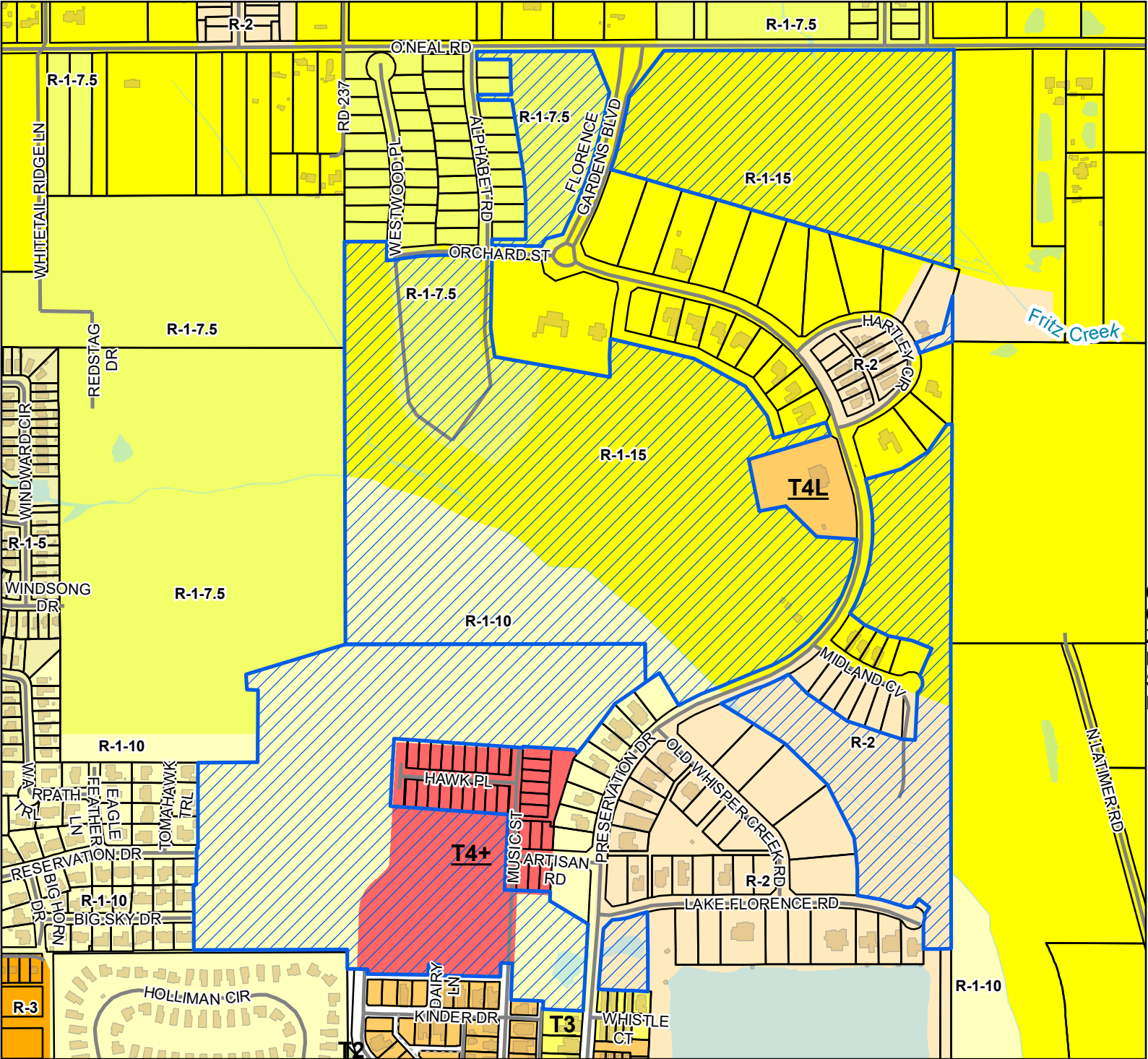
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo

Director of Urban Development Department



Site

Street

Alley

Parcels

Buildings

Water Features

Smart Code

T4+

T4L

T3

T2

Zoning

R-1-10 - Single Family Residence (Low Density)

R-1-15 - Single Family Residence District (Low Density)

R-1-5 - Single Family Residence District (Medium Density)

R-1-7.5 - Single Family Residence District (Low Density)

R-2 - Single Family Residence District (Medium Density)

R-3 - General Residence (High Density)

Site Information

0908E-01-001.001

0908C-01-001.000

Zoning: R-1-7.5 (Single Family)

R-1-15 (Single Family)

Size: 166.34 acres

Flood: X

0

90

180

270

Yards

1 inch = 615 feet

N

E

S

W

DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 2108pc 128Date Received: 9/17/21

Receipt #: _____

Received By: _____

Zoning: R-1-7.5 + R-175Ward: 6 Flood: X166.34

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Property Information

TAX PARCEL #	0	9	0	8	E	-	0	1	-	0	0	1	●	0	0	1
	0	9	0	8	C	-	0	1	-	0	0	1	●	0	0	0
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: _____

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: West of Preservation Drive, East of Alphabet Road, North of Hawk Place, South of Fritz Creek**GENERAL DESCRIPTION OF REQUEST:**Rezone approximately 18.8 acres of property zones R-1-10 to T4+**OWNERSHIP AND CERTIFICATION:**

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Florence Gardens, LLC

Printed Name Of Owner

12321 Preservation Drive

Mailing Address

Gulfport MS 39503

City	State	Zip code
	228-575-7738	

Home Phone	Work/Cell Phone
ryan@florencegardens.com	

Email

Signature Of Owner

AGENT

Brown, Mitchell & Alexander, Inc.

Printed Name Of Agent

131 Rue Magnolia

Mailing Address

Biloxi MS 39530

City	State	Zip code
	228-436-7612	

Home Phone	Work/Cell Phone
nick@bmaengineers.com	

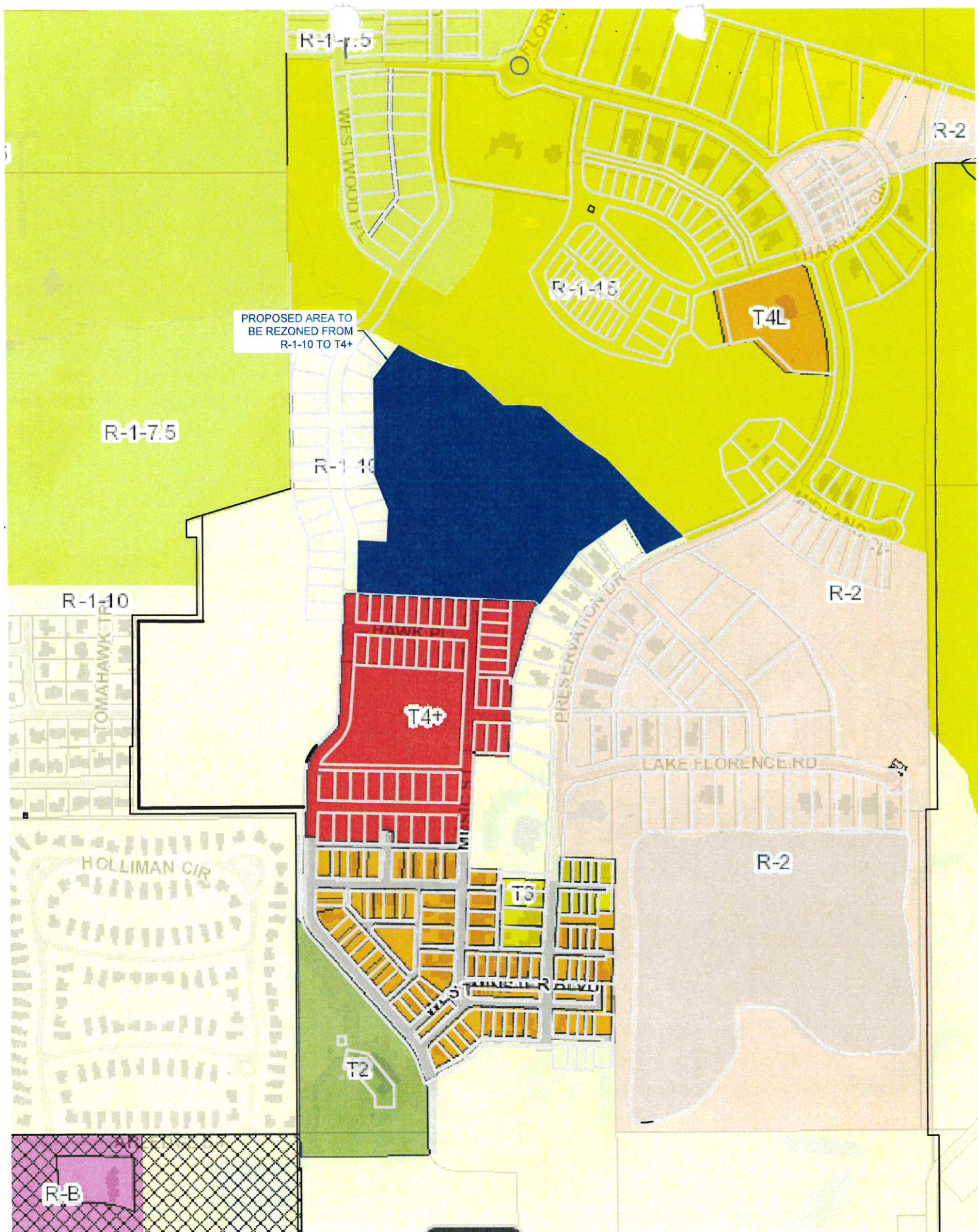
Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



June 30, 2021

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Application for Zoning Map Amendment
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Enclosed is a complete Application for Zoning Map Amendment for Tax Parcel No(s). 0908E-01-001.001 & 0908C-01-001.000. Please find attached the following:

- Zoning Map Amendment application,
- Proof of ownership,
- Notarized authority to act as agent for owner,
- Proposed site plan and
- Written statement for rezoning request.

BMA hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 18.8 acres of property that was previously part of Smart Code Overlay (T4L & T3) and currently zoned R-1-10 to T4+.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,



Nicholas Gant, P.E.

Attachments

June 30, 2021

Mr. Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Statement for Rezoning Request
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Brown, Mitchell & Alexander, Inc. (BMA) hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 18.8 acres of property (Parcel Nos. 0908E-01-001.001 & 0908C-01-001.000) that was previously part of Smart Code Overlay (T4L & T3) and currently zoned R-1-10 to T4+.

We are submitting this request due to a **Change in Condition**. The condition which warrants this change in zoning is due to the desire to create a denser populated area compared to the current zoning. This also allows the area to be similar in appearance to the T4+ layout to the adjacent south of the proposed rezoning area, helping with the overall appearance and master plan goal for Florence Gardens.

Please see attached proposed development schedule detailing the anticipated time schedule for beginning and completion and any successive stages in the development.

BMA will represent the applicant / owner in all matters involving this request for re-zoning in the above mentioned parcel. Owner: Florence Gardens, LLC, 12321 Preservation Drive, Gulfport, MS 39503.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,



Nicholas Gant, P.E.
Project Engineer

Attachments

June 30, 2021

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

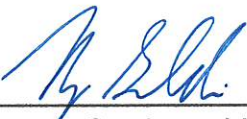
**RE: Rezoning Submittal
Florence Gardens (Tax Parcels: 0908E-01-001.001 & 0908C-01-001.001)
Gulfport, Mississippi**

To Whom It May Concern:

This is to advise that Florence Gardens, LLC, currently owns property, more specifically located West of Preservation Drive; East of Alphabet Road; North of Hawk Place, Gulfport, Mississippi (also being tax parcels: 0908E-01-001.001 & 0908C-01-001.001).

With this letter, Florence Gardens, LLC, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining Rezoning approval with the City of Gulfport.

Sincerely,



Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738


NOTARY



Florence Gardens, Development Schedule

ACTIVITY	START	FINISH	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL
Submit Rezoning Request	6-Jul	6-Jul	5 12 19 26	2 9 16 23 30	6 13 20 27 4	11 18 25	1 8 15 22 29	6 13 20 27 3	10 17 24 31	7 14 21 28	7 14 21 28	4 11 18 25
Submit General Plan Application	6-Jul	3-Aug	5 12 19 26	2 9 16 23 30	6 13 20 27 4	11 18 25	1 8 15 22 29	6 13 20 27 3	10 17 24 31	7 14 21 28	7 14 21 28	4 11 18 25
Planning Commission Rezoning Approval	6-Jul	26-Aug	5 12 19 26	2 9 16 23 30	6 13 20 27 4	11 18 25	1 8 15 22 29	6 13 20 27 3	10 17 24 31	7 14 21 28	7 14 21 28	4 11 18 25
Planning Commission General Plan Approval	3-Aug	23-Sep	5 12 19 26	2 9 16 23 30	6 13 20 27 4	11 18 25	1 8 15 22 29	6 13 20 27 3	10 17 24 31	7 14 21 28	7 14 21 28	4 11 18 25
Construction	1-Nov	31-Jan	5 12 19 26	2 9 16 23 30	6 13 20 27 4	11 18 25	1 8 15 22 29	6 13 20 27 3	10 17 24 31	7 14 21 28	7 14 21 28	4 11 18 25
Final Plat Approval	1-Mar	28-Apr	5 12 19 26	2 9 16 23 30	6 13 20 27 4	11 18 25	1 8 15 22 29	6 13 20 27 3	10 17 24 31	7 14 21 28	7 14 21 28	4 11 18 25

LIMITED LIABILITY COMPANY AUTHORIZING RESOLUTION

I, Martin C. Goldin, certify that I am the manager of the below named limited liability company organized under the laws of Mississippi, Federal Employer I.D. No. 41-2163665, engaged in business under the trade name of FLORENCE GARDENS LLC, and that the following is a correct copy of the resolution adopted at a duly and properly called meeting held on June 20, 2018 of all managers/members of the limited liability company as provided in the operating agreement:

1. The persons named below, so long as they act in a representative capacity as agents of this limited liability company, are authorized to sign any and all documents necessary to effectuate the sale and purchase of property located in Harrison County, Mississippi, including but not limited to agreements, closing statements, contracts for the sale of real estate, and warranty deeds.
2. The persons named below, so long as they act in a representative capacity as agents of this limited liability company, are authorized to sign any and all documents necessary to effectuate borrowing money for real estate ventures for property located in Harrison County, Mississippi, including but not limited to notes, deeds of trust, joint venture agreements, and Letters of Credit.
3. This resolution shall continue to have effect until express written notice of its rescission or modification.

AGENTS:

Martin C. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Alan H. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Ryan M. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Ana L. Johnson	12321 Preservation Drive	Gulfport, MS 39503

IN WITNESS WHEREOF, I have hereunto subscribed my named and affixed the seal of this Limited Liability Company on June 20, 2018.


Martin C. Goldin, Member/Manager

ATTEST:


Alan H. Goldin, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument: 2005 13959 D -J1
Filed/Recorded 4 4 2005 3 53 P
Total Fees 14.00
5 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, SEAWAY DEVELOPMENT COMPANY, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto FLORENCE GARDENS, LLC, a Mississippi limited liability company, the following described real property situated and being located in the First Judicial District, Harrison County, State of Mississippi, as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

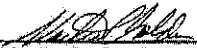
This conveyance is made subject to any and all recorded restrictive covenants, easements, rights of way, and oil, gas and mineral reservations of record.

The taxes for the current year are assumed by the Grantee.

WITNESS THE SIGNATURE of the duly authorized member of said company this the 1st day of November, 2004.

SEAWAY DEVELOPMENT COMPANY, LLC

BY:


Martin C. Goldin, Member

3405H-09

~~3262-H~~

0908C-01-001.000
0908B-01-006.000

EXHIBIT A
Page 1

PARCEL I

Being one and the same as that parcel acquired by Warranty Deed from William Russell Love and Amanda Collins Love dated January 22, 1999, and recorded in Deed Book 1439 at Page 11:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP FOUND AT THE NORTHWEST CORNER OF SECTION 1, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S00°24'10"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH MARGIN, N89°12'31"E 344.74' TO AN IRON ROD FOUND; THENCE S01°10'15"W 871.18' TO AN IRON ROD FOUND; THENCE S89°08'57"E 149.99' TO AN IRON ROD FOUND; THENCE S01°10'45"W 442.60' TO AN IRON ROD LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG SAID SOUTH LINE, S89°50'03"W 477.00' TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG THE WEST LINE OF SECTION 1, N00°24'10"E 1312.39' TO THE POINT OF BEGINNING, CONTAINING 11.661 ACRES.

A

EXHIBIT A
Page 2

PARCEL II

Being one and the same as that parcel acquired by Warranty Deed from Adrian O'Neal, et al, Trustees of the Edon Family Trust, dated September 28, 1998, and recorded in Deed Book 1426 at Page 206;

A PARCEL OF LAND BEING THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, LYING SOUTH OF THE SOUTH MARGIN OF O'NEAL ROAD, AND ALSO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP LOCATED AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE EAST LINE OF SAID SECTION 2, S00°13'23"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST SECTION LINE, S00°24'10"W 2649.82' TO A FENCE CORNER FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE FURTHER ALONG SAID EAST SECTION LINE, S00°08'28"E 1319.91' TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, N89°53'59"W 1346.42' TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, N00°11'30"W 1327.36' TO A LIGHTARD KNOT FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, S89°46'21"W 1329.38' TO A WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, N00°35'03"W 1343.79' TO AN IRON ROD FOUND AT A FENCE CORNER POST, BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, N00°37'03"W 838.84' TO AN IRON PIPE FOUND; THENCE N00°24'31"E 451.93' TO AN IRON PIPE FOUND ON THE SOUTH MARGIN OF O'NEAL ROAD; THENCE ALONG SAID SOUTH MARGIN OF O'NEAL ROAD, N89°46'16"E 2715.42' TO THE POINT OF BEGINNING, CONTAINING 204.433 ACRES. SAID PROPERTY BEING SUBJECT TO A 5 ACRE SOUTHERN NATURAL GAS CORP. RIGHT-OF-WAY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AND DESCRIBED IN DEED BOOK 187, PAGE 530.

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EXHIBIT A
Page 3

PARCEL III

Being one and the same as that parcel acquired by Alan H. Goldin, et al., by Warranty Deed from Lewis N. Vance and Jeff Vance dated July 15, 1998, and recorded in Deed Book 1416 at Page 417;

All of the NW 1/4 of the SE 1/4, all of the SW 1/4 of the SE 1/4, a portion of the NE 1/4 of the SW 1/4, Section 2, Township 7 South, Range 11 West; also a portion of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West; City of Gulfport, First Judicial District of Harrison County, Mississippi; said parcels of land being more particularly described as follows: For the Point Of Beginning, Commence at a light wood post located at the northeast corner of the NW 1/4 of the SE 1/4 of said Section 2; thence S 00°08'18" W 2867.72 feet along the east line of the W 1/2 of the SE 1/4 of said Section 2; thence continue S 00°08'18" W 1217.01 feet along the east line of the NW 1/4 of the NE 1/4 of said Section 11, to a point located on the southeast right-of-way of a 100-foot wide easement to Mississippi Power Company; thence S 67°22'17" W 268.00 feet along said southeast right-of-way of a 100-foot wide easement to Mississippi Power Company, to a point located on the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence S 89°27'02" W 842.21 feet along the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°02'19" W 842.36 feet; thence N 89°35'47" W 444.55 feet to a point located on the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°03'04" W 489.69 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°28'34" E 1324.71 feet along the west line of the SW 1/4 of the SE 1/4 of said Section 2; thence S 89°58'19" W 687.36 feet along the south line of the NE 1/4 of the SW 1/4 of said Section 2, to a point located on the east line of Reservation Estates, Unit 2 Part 3, said point being located 11.26 feet northerly from an iron rod located at the southeast corner of Lot 10, Reservation Estates, Unit 2 Part 3; thence N 00°30'22" E 277.36 feet; thence S 89°32'05" E 11.39 feet; thence N 00°48'55" E 116.81 feet; thence N 00°23'29" E 59.78 feet to an iron rod located at the southeast corner of Lot 43, Reservation Estates, Unit 2 Part 3; thence N 00°28'23" E 365.20 feet to an iron rod located at the northeast corner of Lot 46, Reservation Estates, Unit 2 Part 3; thence S 89°31'51" E 289.51 feet; thence N 00°28'09" E 320.00 feet; thence N 89°31'51" W 45.00 feet; thence N 00°28'09" E 70.00 feet; thence N 73°39'43" E 464.44 feet; thence S 89°50'48" E 1329.30 feet along the north line of the NW 1/4 of the SE 1/4 of said Section 2, to the said Point Of Beginning.

Together with a non-exclusive, perpetual easement for ingress and egress more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence South 89°57'10" East a distance of 334.29 feet to a point of beginning; thence Northeasterly along the arch of a curve to the right whose radius is 110.57 feet and delta angle is 89°35'04", a distance of 172.88 feet to a point; thence South 0°22'06" East a distance of 50 feet to a point; thence Southwesterly along the arch of a curve to the right whose radius is 60.57 feet and delta angle is 89°35'04" a distance of 94.57 feet to a point; thence North 89°57'10" West a distance of 50 feet to the point of beginning.

AND ALSO, the following parcel which is conveyed by quitclaim, without warranty and may be subject to claims of others:

A parcel of land within the SW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, lying North of the Mississippi Power Company easement and described as starting at the SE corner of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West and run West a distance of 465.6 feet for the point of beginning; thence continue West a distance of 203.9 feet; thence run South 84.3 feet; run thence Northeast along the Southern boundary of the Mississippi Power Company easement a distance of 220.6 feet to the point of beginning

STATE OF MISSISSIPPI

COUNTY OF HARRISON

I, Ryan Goldin, attest that there are no restrictive or prohibitive covenants prohibiting the rezoning of property associated with Tax Parcel # 0908E-01-001.001 & 0908C-01-001.000.

R. Goldin
FLORENCE GARDENS, LLC

DATE: 7-1-21

VP AND DIRECTOR OF OPERATIONS
TITLE

SWORN TO AND SUBSCRIBED TO ME before this 1st day of July, 2021.

Andrew Johnson
NOTARY PUBLIC
 JOHNSON
Commission Expires
July 19, 2022
HARRISON COUNTY

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			FLORENCE GARDENS, LLC (OWNER)	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
Y			BROWN, MITCHELL & ALEXANDER, INC (AGENT)	131 RUE MAGNOLIA	BILOXI	MS	39503
			Adjacent Property Owners				
	129006	0908C-01-001.011	BAKER DONALD G & MARY A -TRUSTEES-	13059 HARTLEY CIR	GULFPORT	MS	39503
	53688	0908E-01-063.000	BALDWIN CLAUDIA V	113 BIG SKY DR	GULFPORT	MS	39503
	105582	0907N-01-003.003	BANKS ANNEITTA E	15350 HWY 49 N	GULFPORT	MS	39503
	144635	0908C-01-001.046	BARANELLO JOHN PAUL & PAMELA ANN	8502 NORTH EAST PINES DR	MERIDIAN	MS	39305
	129031	0908F-01-018.000	BARBAY TROY & JILL JOIA	12366 THREE RIVERS RD	GULFPORT	MS	39503
	134514	0908F-01-002.039	BATEMAN SHERRY DIANA & PHILLIP E	13145 WHISTLE COURT	GULFPORT	MS	39503
	129045	0908F-01-032.000	BENTZ JULIE	13095 LAKE FLORENCE DR	GULFPORT	MS	39503
	141424	0908F-01-071.000	BLACKMORE PAUL HOWARD & CHERIE LYNN	13337 KINDER DR	GULFPORT	MS	39503
	129050	0908C-01-001.024	BORMANN LEAANN	13058 MIDLAND COVE	GULFPORT	MS	39503
	134520	0908F-01-002.045	BRISTER GARY A	13213 WESTMINSTER BLVD	GULFPORT	MS	39503
	129010	0908C-01-001.015	BRODSKY ELIA & KAYCI A SLAGEL	12444 PRESERVATION DR	GULFPORT	MS	39503
	130173	0908C-01-001.028	BROSIG THOMAS J & ROBIN MIDCALF	12485 PRESERVATION DR	GULFPORT	MS	39503
	129044	0908F-01-031.000	BURRELL ANDREW C & ASHLEY	12562 LAKE VILLIAGE DRIVE	GULFPORT	MS	39507
	137357	0907N-01-001.060	CHAMBERLAIN DEBORAH R	13000 TURTLE CREEK PKWY	GULFPORT	MS	39503
	129005	0908C-01-001.010	CHAPMAN ANDREW O & MARIANNA K	13055 HARTLEY CIRCLE	GULFPORT	MS	39503
	129003	0908C-01-001.008	CHAPUIS WILLIAM LYNN & BRENDA S	P O BOX 3121	GULFPORT	MS	39505
	53694	0908E-01-049.000	CLIFTON ROBERT VINCENT	136 RESERVATION DRIVE	GULFPORT	MS	39503
N	129051	0908F-01-036.000	CLOWER JOHN ROBBINS JR & BARBARA	C/O HELEN CLOWER ELMER	ARLINGTON	TX	76012
	134515	0908F-01-002.040	COBB DAPHNE	13141 WHISTLE COURT	GULFPORT	MS	39503
	145327	0908C-01-001.062	COOLEY MICHAEL T & WEEKS AMBER M	12505 ALPHABET RD	GULFPORT	MS	39503
	134521	0908F-01-002.046	CREEL JAMES E & NANCY A	13146 WHISTLE COURT	GULFPORT	MS	39503
	129002	0908C-01-001.007	CROMWELL JASON & JOANIE	P O BOX 3597	GULFPORT	MS	39505
	129001	0908C-01-001.006	CUTRER TERRY L & PAMELA S	4907-A COURTHOUSE RD	GULFPORT	MS	39507
	144646	0908C-01-001.057	DEL RIO EDDY M & LISA Y	12512 WESTWOOD PLACE	GULFPORT	MS	39503
	134530	0908F-01-002.055	DEMOLA MICHAEL C & SUZANNE	11993 MUSIC ST	GULFPORT	MS	39503
	129016	0908C-01-001.021	DENNIS PADRICK D & MARY M	12473 PRESERVATION DR	GULFPORT	MS	39503
	56925	0908D-01-015.000	DEVELOPMENT CONSULTING INC	30105 HWY 59	LOXLEY	AL	36551
N	16132	0908E-01-001.000	DEVELOPMENT CONSULTING INC	30105 HWY 59	LOXLEY	AL	36551
	129000	0908C-01-001.005	DOUGLAS DAVID EUGENE & GRACE ELAINE	13024 HARTLEY CIR	GULFPORT	MS	39503
	53710	0908E-01-046.000	EDWARDS SANDRA M	103 TOMAHAWK TRAIL	GULFPORT	MS	39503
	145193	0908E-01-001.112	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145191	0908E-01-001.110	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	145184	0908E-01-001.103	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145187	0908E-01-001.106	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39503
N	145188	0908E-01-001.107	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145189	0908E-01-001.108	ELLIOTT HOMES LLC	1402 PASS ROAD	GULFPORT	MS	39501
N	145326	0908C-01-001.061	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145329	0908C-01-001.064	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145331	0908C-01-001.066	ELLIOTT HOMES LLC	1402 PASS ROAD	GULFPORT	MS	39501
N	145658	0908C-01-001.071	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145663	0908C-01-001.076	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145664	0908C-01-001.077	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145666	0908C-01-001.079	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
	129004	0908C-01-001.009	ENNIS BRADLEY A	13051 HARTLEY CIRCLE	GULFPORT	MS	39503
	53689	0908E-01-062.000	ESCOBAR MAURICIO	20280 LENNIA CUEVAS RD	SAUCIER	MS	39574
	53693	0908E-01-050.000	EVANS VIRGINIA H	134 RESERVATION DR	GULFPORT	MS	39503
	130174	0908C-01-001.029	FAIRLEY CLAYTON & REBECA	19219 ROAD 223	SAUCIER	MS	39574
	105585	0907N-01-003.006	FAMILY WORSHIP CENTER OF GULFPORT I	15011 PARKWOOD DRIVE	GULFPORT	MS	39503
	134519	0908F-01-002.044	FERREIRA ALEJANDRO E	13138 WHISTLE CT	GULFPORT	MS	39503
	56884	0908B-01-006.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	130171	0908C-01-001.026	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129054	0908F-01-039.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129048	0908F-01-035.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	130170	0908C-01-001.025	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133010	0908C-01-001.035	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133006	0908C-01-001.031	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133007	0908C-01-001.032	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133008	0908C-01-001.033	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133039	0908F-01-040.002	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
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N	133015	0908F-01-045.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	127918	0908C-01-001.001	FLORENCE GARDENS LLC	12271 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133041	0908F-01-040.004	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	129043	0908F-01-030.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503

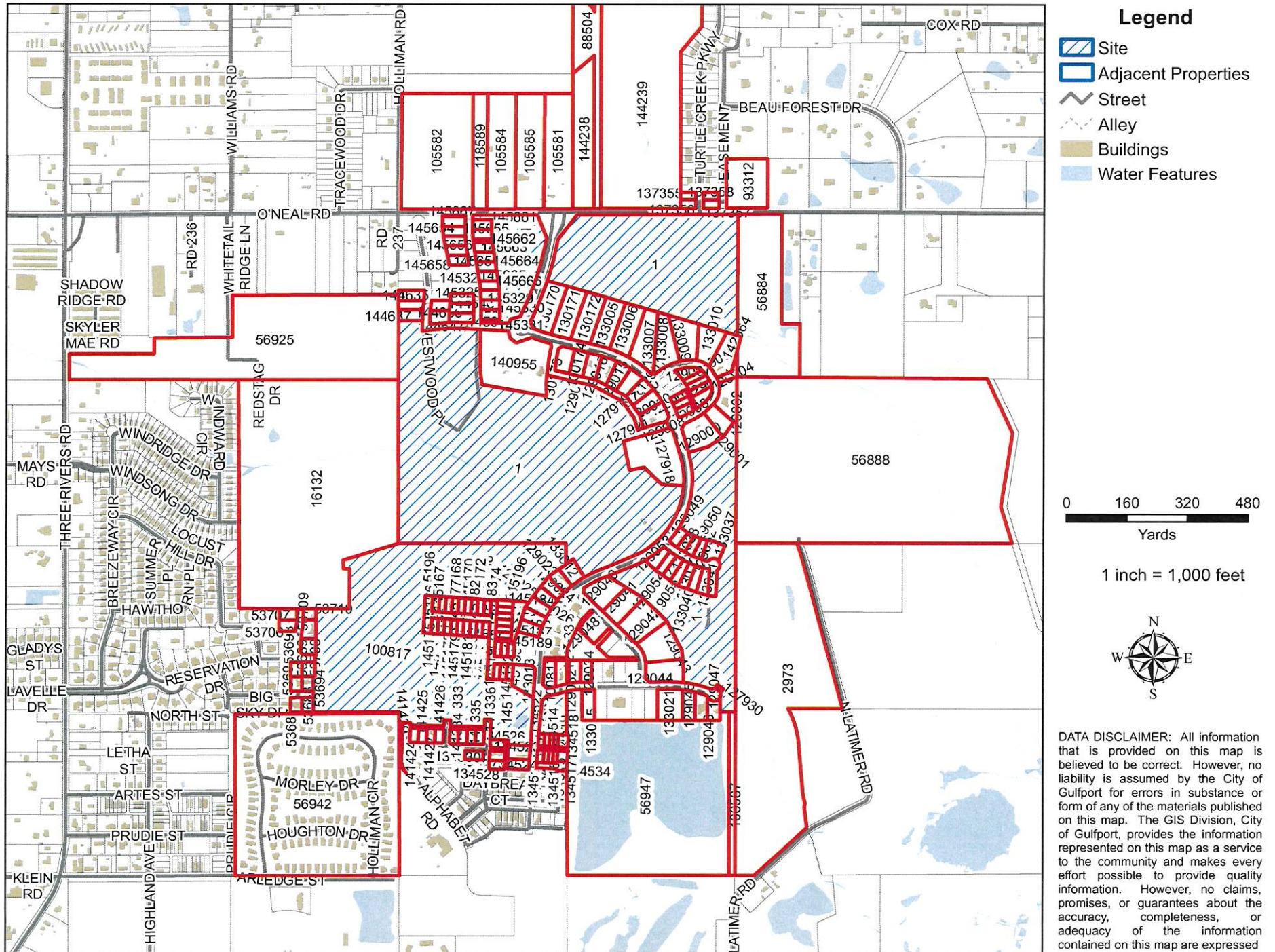
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	133012	0908F-01-042.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133009	0908C-01-001.034	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133040	0908F-01-040.003	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	133038	0908F-01-040.001	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	56947	0908F-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	141429	0908F-01-002.061	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	100817	0908E-01-001.001	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	144637	0908C-01-001.048	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145194	0908E-01-001.113	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145196	0908E-01-001.115	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145166	0908E-01-001.085	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145167	0908E-01-001.086	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145168	0908E-01-001.087	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145169	0908E-01-001.088	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145170	0908E-01-001.089	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145171	0908E-01-001.090	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145172	0908E-01-001.091	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145173	0908E-01-001.092	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145174	0908E-01-001.093	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145192	0908E-01-001.111	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145190	0908E-01-001.109	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145185	0908E-01-001.104	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145186	0908E-01-001.105	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145183	0908E-01-001.102	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145175	0908E-01-001.094	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145176	0908E-01-001.095	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145177	0908E-01-001.096	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145178	0908E-01-001.097	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145179	0908E-01-001.098	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145180	0908E-01-001.099	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145181	0908E-01-001.100	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145182	0908E-01-001.101	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145665	0908C-01-001.078	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	1	0908C-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	145661	0908C-01-001.074	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145667	0908C-01-001.080	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	145654	0908C-01-001.067	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145655	0908C-01-001.068	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145656	0908C-01-001.069	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145657	0908C-01-001.070	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145662	0908C-01-001.075	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	134534	0908F-01-002.059	FLORENCE GARDENS RES NEIGHBORHOOD	OWNERS ASSOCIATION INC	GULFPORT	MS	39503
	106587	0908F-01-001.001	FORE WALLACE C	P O BOX 3058	GULFPORT	MS	39505
	2973	0908G-01-003.000	FORE WALLACE C	14270 CREOSOTE RD	GULFPORT	MS	39503
	129008	0908C-01-001.013	FOX DUNCAN	12396 PRESERVATION DRIVE	GULFPORT	MS	39503
	141425	0908F-01-072.000	FREEMAN JUDY E	13333 KINDER DR	GULFPORT	MS	39503
	129014	0908C-01-001.019	GIBSON JASON & ERIN L	12469 PERSEVTION DR	GULFPORT	MS	39503
N	129015	0908C-01-001.020	GIBSON JASON THOMAS & ERIN LYNN	12469 PRESERVATION DR	GULFPORT	MS	39503
	134517	0908F-01-002.042	GIBSON TOM & PAM	13129 WHISTLE CT	GULFPORT	MS	39503
	141335	0908F-01-055.000	GILREATH MICHAEL H & CYNTHIA	13307 KINDER DR	GULFPORT	MS	39503
	129024	0908F-01-011.000	GOLDIN ALAN H & HOPE U	12223 PRESERVATION DR	GULFPORT	MS	39503
	133021	0908F-01-051.000	GOLDIN JASON	13099 LAKE FLORENCE RD	GULFPORT	MS	39503
	140955	0908C-01-001.037	GOLDIN MARTIN C	12503 PRESERVATION DR	GULFPORT	MS	39503
	127922	0908F-01-005.000	GOLDIN SCOTT LEE	12207 PRESERVATION DRIVE	GULFPORT	MS	39503
	134528	0908F-01-002.053	GRAY PHILLIP W & LILLIAN K	11990 MUSIC ST	GULFPORT	MS	39503
	127921	0908C-01-001.004	GUIROLA LOUIS JR & STEPHANIE	12453 PRESERVATION DR	GULFPORT	MS	39503
N	127930	0908F-01-002.000	GULFPORT CITY OF				0
	133037	0908F-01-037.001	HAGWOOD TERESA W	18534 DEER DR	SAUCIER	MS	39574
N	129052	0908F-01-037.000	HAGWOOD TERESA W	18534 DEER DR	SAUCIER	MS	39574
	133013	0908F-01-043.000	HENRY ROBERT C & DALYCE M	12187 PRESERVATION DR	GULFPORT	MS	39503
	134524	0908F-01-002.049	HERBERT ARTHUR J III & ELLEN G	11991 PRESERVATION DR	GULFPORT	MS	39503
	141334	0908F-01-054.000	HINES OWEN CLARK JR & KELLY FLYNN	13311 KINDER DRIVE	GULFPORT	MS	39503
	129009	0908C-01-001.014	HINKEBEIN ANDREW & THECLA	12440 PRESERVATION DRIVE	GULFPORT	MS	39503
	141333	0908F-01-053.000	HOLLEY NEIL E	13315 KINDER DR	GULFPORT	MS	39503
	56942	0908E-02-001.000	HOLLIMAN PLACE LLC	P O BOX 349	OXFORD	MS	38655
	129034	0908F-01-021.000	HOLMAN JAMES M & MELISSA A	13134 LAKE FLORENCE RD	GULFPORT	MS	39503
	129023	0908F-01-010.000	HOPE TIM R & BETTY A	12227 PRESERVATION DR	GULFPORT	MS	39503
	141427	0908F-01-074.000	JACKSON AVERY & LAUREN	13323 KINDER DR	GULFPORT	MS	39503
	53708	0908E-01-048.000	KIRCH LINDA & PROCTOR ALAN -TRUSTEE	133 RESERVATION DR	GULFPORT	MS	39503
	134527	0908F-01-002.052	KROLL DONALD A & MARLENE B	11994 MUSIC STREET	GULFPORT	MS	39503
	144636	0908C-01-001.047	LANDON HOMES LLC	9113 OLD CCC CAMP ROAD	OCEAN SPRINGS	MS	39564
	134513	0908F-01-002.038	LAWSON DAVID W & ANN G	13149 WHISTLE CT	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	145328	0908C-01-001.063	LEIGH STANLEY & WYNELL	12530 ALPHABET RD	GULFPORT	MS	39503
	129025	0908F-01-012.000	LIEBERMAN STACY RESIDENCE TRUST	14231 SEAWAY RD STE 7000	GULFPORT	MS	39503
	105581	0907N-01-003.007	LOFTIN JIM H & CONSORCIA S-TRUSTEES	14481 AUTUMN CHASE	GULFPORT	MS	39503
	130172	0908C-01-001.027	LOVELL FRANK A & NANCY D	40 54TH ST	GULFPORT	MS	39507
	134526	0908F-01-002.051	MALONE RICHARD A	11998 MUSIC STREET	GULFPORT	MS	39503
	127920	0908C-01-001.003	MCCULLOUGH MICHAEL S & JENNIFER	12457 PRESERVATION DRIVE	GULFPORT	MS	39503
	53687	0908E-01-064.000	MCKINNEY JOHNNY F	111 BIG SKY DR	GULFPORT	MS	39503
	145325	0908C-01-001.060	MELLO JOAQUIN NICOLAS & NICOLE T	12521 ALPHABET RD	GULFPORT	MS	39503
	129007	0908C-01-001.012	MITCHELL ROBERT ARTHUR	13063 HARTLEY CIR	GULFPORT	MS	39503
	137356	0907N-01-001.059	MY COTTAGE HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
	127919	0908C-01-001.002	OTERO MICHAEL & STACEY L	12461 PRESERVATION DR	GULFPORT	MS	39503
	137358	0907N-01-001.061	PHAN JENNIFER HUYEN & HO GIAU THI N	13008 TURTLE CREEK PKWY	GULFPORT	MS	39503
	129033	0908F-01-020.000	POOLE CRYSTAL DANIEL & MARCUS	13140 LAKE FLORENCE ROAD	GULFPORT	MS	39503
	134522	0908F-01-002.047	RAGLAND JOHN D & SHELLEY	13150 WHISTLE CT	GULFPORT	MS	39503
	93312	0907O-01-023.023	RANKIN OTIS G & DEBRA S	12530 O'NEAL RD	GULFPORT	MS	39503
	53690	0908E-01-061.000	RAY MARK STEVEN & DARI STARLING	145 GARY ST	GULFPORT	MS	39503
	141426	0908F-01-073.000	RICE SIDNEY EARL JR & SHELLY	13327 KINDER DR	GULFPORT	MS	39503
	134516	0908F-01-002.041	RIDDLE DONALD S & KATHLEEN M	13137 WHISTLE COURT	GULFPORT	MS	39503
	141336	0908F-01-056.000	ROGERS RANDALL S & SELENA R	13303 KINDER DR	GULFPORT	MS	39503
	129017	0908C-01-001.022	SERNA MARVIN JR	12477 PRESERVATION DRIVE	GULFPORT	MS	39503
	144647	0908C-01-001.058	SPIERS BENNIE P & DEBRA J	12508 WESTWOOD PL	GULFPORT	MS	39503
	133005	0908C-01-001.030	STANICH CHARLES A & ROXANNE Q	3505 FORREST PRESERVE CIR	GAUTIER	MS	39553
	129047	0908F-01-034.000	SUROWIEC WALTER JOSEPH	13081 LAKE FLORENCE RD	GULFPORT	MS	39503
	129027	0908F-01-014.000	SWANGER DAWN & BRANDON	63 SHORELINE LN	GULFPORT	MS	39503
	53709	0908E-01-047.000	TATE BARBARA E & TURNER CARLOTTA	101 TOMAHAWK TRAIL	GULFPORT	MS	39503
	137355	0907N-01-001.058	TATE COREY RENEE JR	13009 TURTLE CREEK PKWY	GULFPORT	MS	39503
	53707	0908E-01-045.000	TOLAR TERRY	2620 RUE PALAFOX	BILOXI	MS	39531
	129026	0908F-01-013.000	TRAN JOHN H & TRAN H NGUYEN-TRUSTEE	12215 PRESERVATION DR	GULFPORT	MS	39503
	144239	0907N-01-001.099	TURTLE CREEK HOME OWNERS ASSOC	181 MAIN ST	BILOXI	MS	39530
N	144238	0907N-01-001.098	TURTLE CREEK HOME OWNERS ASSOC	181 MAIN ST	BILOXI	MS	39530
	88504	0907N-01-001.000	TURTLE CREEK SUBDIVISION LLC	P O BOX 4579	HOUSTON	TX	77210
	129032	0908F-01-019.000	VANN MICHAEL A & THERESA	13144 LAKE FLORENCE RD	GULFPORT	MS	39503
	56888	0908B-01-008.000	W C FORE TRUCKING CO INC	14270 CREOSOTE RD	GULFPORT	MS	39503
	129046	0908F-01-033.000	WALTZ ROBERT D & BRENDA M	13087 LAKE FLORENCE DRIVE	GULFPORT	MS	39503
	53706	0908E-01-044.000	WANZO VICTORIA L & WILLIE JR	102 TOMAHAWK TRAIL	GULFPORT	MS	39503
	145195	0908E-01-001.114	WARD DORIS DUNCAN	13225 ARTISAN RD	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	129049	0908C-01-001.023	WARD PHILLIP	13062 MIDLAND COVE	GULFPORT	MS	39503
	142564	0908C-01-001.038	WESSON AUGUSTUS & ASHLEY	13050 HARTLEY CIRCLE	GULFPORT	MS	39503
	134523	0908F-01-002.048	WETZEL RAUN JOSEPH & VICTORIA R	11995 PRESERVATION DR	GULFPORT	MS	39503
	134518	0908F-01-002.043	WHITEMAN BRIDGET M & RALPH ANDREW	13130 WHISTLE COURT	GULFPORT	MS	39503
	145330	0908C-01-001.065	WINTER DAVID S & ANNE H	12514 ALPHABET DR	GULFPORT	MS	39503
	118589	0907N-01-003.008	YOCOM BRADLEY A & JEANIE M	13188 O'NEAL ROAD	GULFPORT	MS	39503
N	105584	0907N-01-003.005	YOCOM BRADLEY ALLEN & JEANIE MARIE	13188 O'NEAL RD	GULFPORT	MS	39503

Zoning Map Amendment



There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the ____ day of _____, 2021, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO REZONE CERTAIN PROPERTY FROM ITS PRESENT ZONING CLASSIFICATION OF R-1-10, (SINGLE-FAMILY RESIDENCE) R-1-15, (SINGLE-FAMILY RESIDENCE) R-1-7.5 (SINGLE-FAMILY RESIDENCE) DISTRICT TO T4+ (GENERAL URBAN ZONE “PLUS”) DISTRICT

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission and City departments, and based upon a reasonable consideration of the character of the district and neighborhood and suitability for particular purposes, that portions of ad valorem tax parcel numbers 0908E-01-001.001 and 0908C-01-001.000, which is generally described as being located north of Kinder Drive, south of and adjacent to O’Neal Road, east of Windward Drive, and west of and adjacent to Preservation Drive should be rezoned from its present classification of R-1-10, (Single-Family Residence) R-1-15, (Single-Family Residence) R-1-7.5, (Single-Family Residence) District to T4+ (General Urban Zone “Plus”) District. The Case File Number is 2108PC128.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the Official Zoning Map of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended to provide that the following legally described property **be rezoned from its present classification of R-1-10, (Single-Family Residence) R-1-15, (Single-Family Residence) R-1-7.5 (Single-Family Residence) District to T4+ (General Urban Zone “Plus”) District.**

Those portions of Ad valorem tax parcel number 0908E-01-001.001 and 0908C-01-001.000 are legally described as:

Beginning at the Northwest corner of Lot 19, Florence Gardens, Phase 6, (Plat Book 58, Page 56); thence S 03°14'42" W 6.00 feet to a point; thence N 86°45'18" W 510.93 feet along the North boundary of said Phase 6 to a point; thence N 01°15'15" E 210.10 feet to a point; thence S 86°44'11" E 120.68 feet to a point; thence N 03°15'49" E 135.00 feet to a point; thence N 21°48'55" W 155.23 feet to a point; thence N 00°26'37" W 392.79 feet to a point; thence N 37°23'01" E 174.32 feet to a point; thence S 61°34'07" E 103.71 feet to a point; thence S 70°34'21" E 118.23 feet to a point; thence S 75°46'20" E 75.56 feet to a point; thence S 47°43'35" E 212.73 feet to a point; thence N 89°08'44" E 73.25 feet to a point; thence S 86°14'19" E 83.26 feet to a point; thence S 48°39'56" E 194.07 feet to a point; thence S 55°11'39" E 153.10 feet to a point; thence S 43°41'47" E 234.18 feet to a

point; thence S 46°16'48" E 211.63 feet to a point on the existing North right-of-way of Preservation Drive and the beginning of a curve to the left; thence Southwesterly 166.46 feet along said right-of-way and curve being concave to the Southeast, having a central angle of 10°13'40", with a radius of 932.51 feet, and also having a chord bearing and distance of S 64°56'55" W 166.24 feet to a point; thence N 30°33'19" W 168.71 feet to a point; thence S 55°04'12" W 241.48 feet to a point; thence S 37°05'18" W 268.37 feet to a point; thence N 52°54'42" W 24.00 feet to a point; thence N 86°50'36" W 228.28 feet to the Point Of Beginning. Said area containing 820,184 square feet, or 18.829 acres, more or less.

SECTION 2: The rezoning of said parcel shall be further subject to the following conditions: The owner, agent or lessee who requested rezoning of the property, which was subsequently rezoned by the Mayor and City Council must secure a building permit from the Building Official and commence construction within one year from the date of approval of rezoning by the City Council. If no building permit has been obtained and said plan development is not completed according to approved plans, the rezoning of said parcel shall be null and void and automatically revert back to its original zoning classification.

See also: COMPREHENSIVE ZONING ORDINANCE {Section IX (3) (b)} Reversion.

SECTION 3: For good cause being shown and the interest and welfare of the City of Gulfport, the citizens thereof require that the said Ordinance be in full force and effect immediately upon its passage and this Ordinance shall be in full force and effect from and after its passage, but shall nevertheless be published and enrolled as provided by law.

The above and foregoing Ordinance, after having been first reduced to writing, was introduced by _____, seconded by _____ and was adopted by the following roll call vote:

YEAS: **ABSTENTIONS:** **ABSENCES:** **NAYS:**

WHEREUPON the President declared the motion carried and the Ordinance adopted, this

the _____ day of _____, _____.

(SEAL:)

ATTEST: _____ ADOPT: _____

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance, having been submitted and approved by the Mayor, this
the _____ day of _____, _____.

BILLY HEWES, Mayor

RE: Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.000, Request zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, October 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, October 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the ____ day of _____, 2021, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO REZONE CERTAIN PROPERTY FROM ITS PRESENT ZONING CLASSIFICATION OF R-1-10, (SINGLE-FAMILY RESIDENCE) R-1-15, (SINGLE-FAMILY RESIDENCE) R-1-7.5 (SINGLE-FAMILY RESIDENCE) DISTRICT TO T4+ (GENERAL URBAN ZONE "PLUS") DISTRICT

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission and City departments, and based upon a reasonable consideration of the character of the district and neighborhood and suitability for particular purposes, that portions of ad valorem tax parcel numbers 0908E-01-001.001 and 0908C-01-001.000, which is generally described as being located north of Kinder Drive, south of and adjacent to O'Neal Road, east of Windward Drive, and west of and adjacent to Preservation Drive should be rezoned from its present classification of R-1-10, (Single-Family Residence) R-1-15, (Single-Family Residence) R-1-7.5, (Single-Family Residence) District to T4+ (General Urban Zone "Plus") District. The Case File Number is 2108PC128.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the Official Zoning Map of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended to provide that the following legally described property **be rezoned from its present classification of R-1-10, (Single-Family Residence) R-1-15, (Single-Family Residence) R-1-7.5 (Single-Family Residence) District to T4+ (General Urban Zone "Plus") District.**

Those portions of Ad valorem tax parcel number 0908E-01-001.001 and 0908C-01-001.000 are legally described as:

Beginning at the Northwest corner of Lot 19, Florence Gardens, Phase 6, (Plat Book 58, Page 56); thence S 03°14'42" W 6.00 feet to a point; thence N 86°45'18" W 510.93 feet along the North boundary of said Phase 6 to a point; thence N 01°15'15" E 210.10 feet to a point; thence S 86°44'11" E 120.68 feet to a point; thence N 03°15'49" E 135.00 feet to a point; thence N 21°48'55" W 155.23 feet to a point; thence N 00°26'37" W 392.79 feet to a point; thence N 37°23'01" E 174.32 feet to a point; thence S 61°34'07" E 103.71 feet to a point; thence S 70°34'21" E 118.23 feet to a point; thence S 75°46'20" E 75.56 feet to a point; thence S 47°43'35" E 212.73 feet to a point; thence N 89°08'44" E 73.25 feet to a point; thence S 86°14'19" E 83.26 feet to a point; thence S 48°39'56" E 194.07 feet to a point; thence S 55°11'39" E 153.10 feet to a point; thence S 43°41'47" E 234.18 feet to a

point; thence S 46°16'48" E 211.63 feet to a point on the existing North right-of-way of Preservation Drive and the beginning of a curve to the left; thence Southwesterly 166.46 feet along said right-of-way and curve being concave to the Southeast, having a central angle of 10°13'40", with a radius of 932.51 feet, and also having a chord bearing and distance of S 64°56'55" W 166.24 feet to a point; thence N 30°33'19" W 168.71 feet to a point; thence S 55°04'12" W 241.48 feet to a point; thence S 37°05'18" W 268.37 feet to a point; thence N 52°54'42" W 24.00 feet to a point; thence N 86°50'36" W 228.28 feet to the Point Of Beginning. Said area containing 820,184 square feet, or 18.829 acres, more or less.

SECTION 2: The rezoning of said parcel shall be further subject to the following conditions: The owner, agent or lessee who requested rezoning of the property, which was subsequently rezoned by the Mayor and City Council must secure a building permit from the Building Official and commence construction within one year from the date of approval of rezoning by the City Council. If no building permit has been obtained and said plan development is not completed according to approved plans, the rezoning of said parcel shall be null and void and automatically revert back to its original zoning classification.

See also: COMPREHENSIVE ZONING ORDINANCE {Section IX (3) (b)} Reversion.

SECTION 3: For good cause being shown and the interest and welfare of the City of Gulfport, the citizens thereof require that the said Ordinance be in full force and effect immediately upon its passage and this Ordinance shall be in full force and effect from and after its passage, but shall nevertheless be published and enrolled as provided by law.

The above and foregoing Ordinance, after having been first reduced to writing, was introduced by _____, seconded by _____ and was adopted by the following roll call vote:

YEAS: **ABSTENTIONS:** **ABSENCES:** **NAYS:**

WHEREUPON the President declared the motion carried and the Ordinance adopted, this the _____ day of _____, _____.

(SEAL:)

ATTEST: ADOPT:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance, having been submitted and approved by the Mayor, this
the ____ day of _____, _____.

BILLY HEWES, Mayor

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0044264

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

56.28

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

October 6, 2021 4:11:37 PM EDT

Amount:

56.28

SCHEDULE FOR AD NUMBER IPL00442640

October 13, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00442640**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, October 28, 2021 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.000, Request zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2109PC144, by agent Greg Smith, tax parcel 1011D-01-028.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 157 Oleander Dr, Ward 2

Resubdivision 2110PC157, by agent Jacques P. Pucheu, tax parcels 1009K-03-001.000, 1009L-02-001.000, Divide into 6 new parcels, Dolphin Lane and Greel Cr, Zoned I-2 (Heavy Industrial district) and R-1-7.5 (Single-family), Ward 5

Planning Commission Approval 2110ZB160, by owner Caleb Fredericks, tax parcel 0810E-02-104.000, Request for duplex use, Monroe St, Zoned R-1-5 (Single-family), Ward 3

Resubdivision 2110PC163, by owner Elliott Land Development, tax parcel 0811G-02-016.000, Divide into seven new parcels, Thomson Ave and 2nd St, Zoned R-2 (Single-family) and R-B (Residence business), Ward 2

Resubdivision 2110PC164, by agent William Tully Rhodes, tax parcel 0807J-01-007.000, Divide into seven new parcels, Duckworth Road, Zoned R-1-15 (Single-family), Ward 3

General Plan 2110PC165, by Brown, Mitchell & Alexander, Inc., tax parcels 0908C-01-001.000 and 0908E-01-001.001, Approval of General plan for 43-lot subdivision (Florence Gardens Phase X), Music St, Zoned R-1-7.5 (Single-family), Ward 6

Resubdivision 2110PC166, by agent Heinrich & Associates, tax parcel 0707Q-01-004.000, Divide into 2 new parcels, 13558 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

Final Plat 2110PC167, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-022.000, Approval of Final Plat for 19-lot subdivision (Gulfview Villas), E Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2

Final Plat 2110PC168, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat for a 62-lot subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 10-lot townhome development (Courtyards At The Courthouse Plan), Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 10th day of September 2021
Keith Williams, Chairman
City of Gulfport Planning Commission

W00000000
Publication Dates:

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Resubdivision 2201PC001:

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Technical Report

Resubdivision

GENERAL INFORMATION

Case File Number: 2201PC001

Hearing Date: January 27, 2022

Current Zoning/Use: R-E / Single Family Home

Legal: Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

TECHNICAL DETAILS

The applicant requests to divide a parcel that is approximately 2.21 acres into two new parcels. There is currently a single-family home under construction on the existing parcel. As proposed, (Parcel 1) will contain the single-family home, (Parcel 2) will remain vacant, and it has not been indicated by the applicant any use for Parcel 2.

As proposed, the properties will exceed the one-acre requirement of the zoning district as well as other basic property division standards. It should be noted that the existing home does not meet the required setbacks. Upon staff review, the permitted structure does not reflect the setbacks approved during the residential plan review process.

The Gulfport Subdivision Regulations require that:

1. Each new parcel created is in compliance with appropriate zoning ordinances, building codes, and restrictive covenants, if any;
2. Each new parcel created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new parcel created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

EXECUTIVE SUMMARY

In review of this application and documents submitted by the applicant, the Resubdivision meets the city requirements; however, the structure under construction does not meet Plan specifications. A variance is needed to deviate from front setback requirements. The Resubdivision should be denied until a variance application is filed.

12.12

Technical Report

Resubdivision

Any approval should consider these conditions:

1. Each lot to have separate water and sewer services.
2. Variance required before this application is forwarded to City Council for final approval.

DEPARTMENTAL CONDITIONS

Engineering:

No comments as of 1/18/2022.

Public Works:

Each lot to have separate water and sewer services. Memo dated 1/13/2022.

Traffic and Safety:

No conditions. Memo dated 1/7/2022.

Building Code Services:

Must meet all current building codes and all other City of Gulfport Ordinances. Memo dated 1/7/2022.

GIS:

No conditions. Memo dated 1/11/2022.

Police Department:

No comments as of 1/18/2022.

Fire Department:

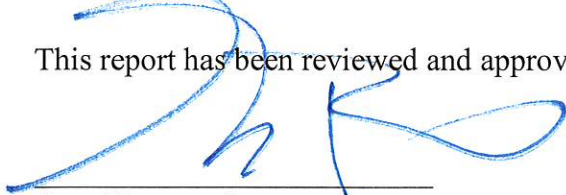
No conditions. Memo dated 1/7/2022.

City Arborist:

No conditions. Memo dated 1/7/2022.

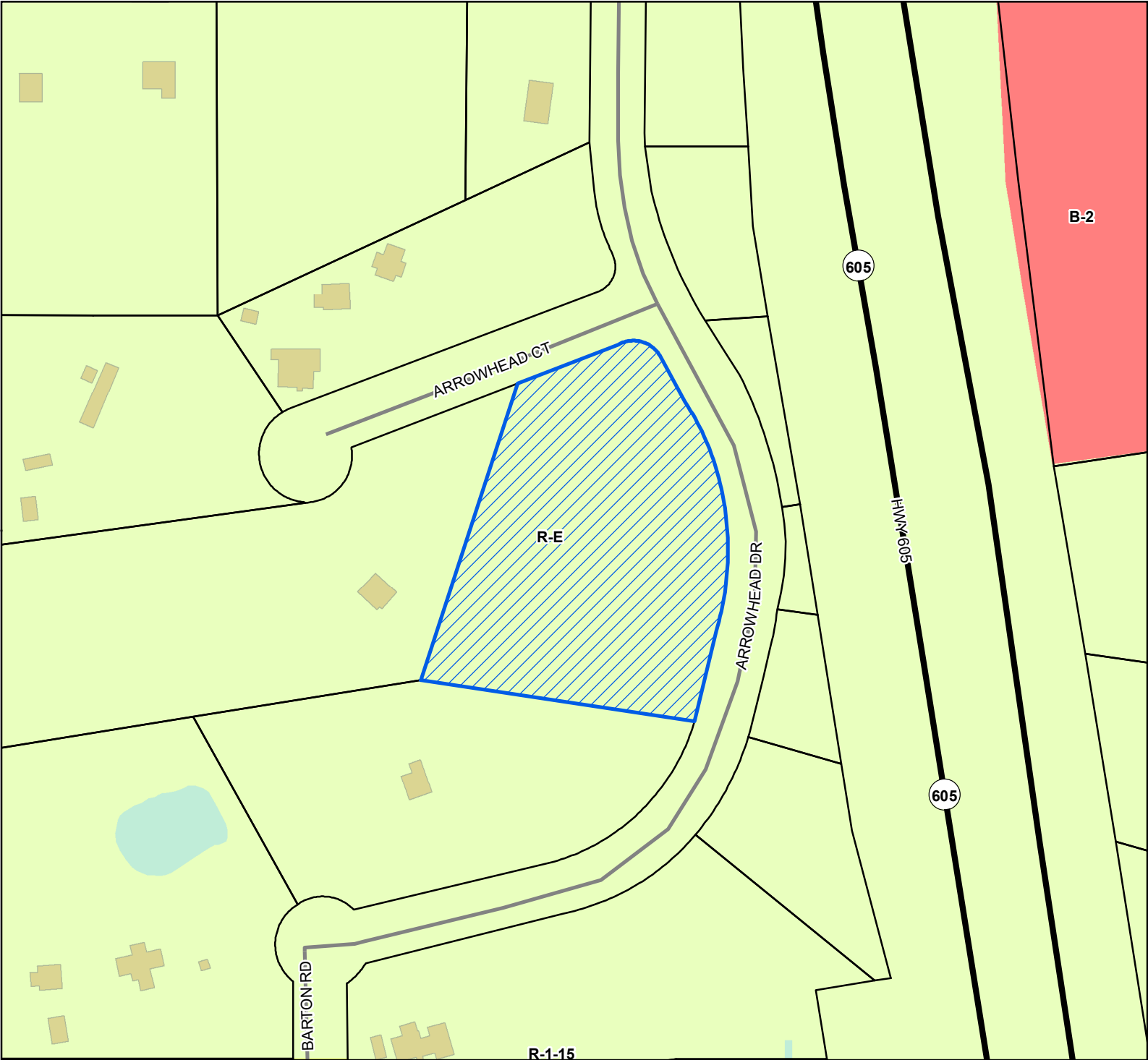
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo

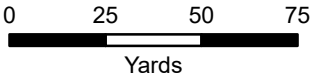
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

- Zoning**
- B-2 - General Business District
 - R-1-15 - Single Family Residence District (Low Density)
 - R-E - Residence-Estate

Site Information
1008D-01-011.000
Zoning: R-E (Residence Estate Suburban District)
Size: 2.21 acres
Flood: X



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

\$185.00



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

1	0	0	8	D	-	0	1	-	0	1	1	●	0	0	0
					-			-				●			
					-			-				●			

For Staff Use Only

Case Number: 2201PC001Date Received: 11/4/21

Receipt Number: _____

Received By: D²Zoning: R-EWard: 6 Flood: XSize: 2.21 acres

(If necessary, use separate sheet of paper)

Address of Property Involved: 12225 ARROWHEAD DRIVELot(s) 11, Block(s) N/A, Subdivision Indian Oaks SubdivisionGeneral Location: South of Arrowhead Court and West of Arrowhead Drive

GENERAL DESCRIPTION OF REQUEST:

To Create two lots out of Lot 11, Indian Oaks Subdivision

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Julia M Nieto Gomez

Printed Name of Owner

16057 Bill Bond Rd.

Mailing Address

Saucier MS 39574

City

State

Zip code

601 716 7147 228 348 7753

Home Phone

Work/Cell Phone

Julynieto8a@hotmail.com

Email

Julia Nieto

Signature of Owner

Printed Name of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

AFFIDAVIT OF: JULIA M. NIETO-GOMEZ:

Julia M. Nieto-Gomez, is the property owner of 12225 Arrowhead Drive, City of Gulfport, MS. Said parcel is 2.20 acres located south of Arrowhead Court and west of Arrowhead Drive, situated within Indian Oaks Subdivision, which is situated within 1008D-01-011.000.

Property owner, Julia M. Nieto-Gomez, states that there are no restrictive covenants on said parcel of land described hereon, and that the matters stated hereon are true to the best of his knowledge and belief.

Julia M. Nieto-Gomez

Julia Nieto
PRINT

Julia Nieto
SIGN

WITNESSED

Linnette M. Sánchez
PRINT

Linnette M. Sánchez
SIGN

State of MS County of Harrison
Subscribed and sworn to (or affirmed) before me on this
3rd day of November, 20 21 by
DL# 0805327191 proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature [Signature]



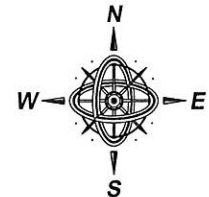


**EXISTING CONFIGURATION
OF LOT 11, INDIAN OAKS
SUBDIVISION, CITY OF GULFPORT,
HARRISON COUNTY, MISSISSIPPI**

**BEARING REFERENCE: GEODETIC
NORTH BY GPS OBSERVATION
(NAD83; CORS96)**

**FLOOD
ZONE NOTE:**

THIS PROPERTY IS LOCATED IN
F.I.R.M. ZONE "X" ACCORDING TO
MAP NUMBER 28047C0260H,
DATED DECEMBER 21, 2017.



SCALE
1" = 80'

**ABBREVIATION
LEGEND:**

P = PLATTED DIMENSION
PS = PRIOR SURVEY
S.F.R. = SINGLE FAMILY RESIDENCE
N90°00'00"E 435.00' = ACTUAL
FIELD MEASUREMENT

LEGEND:

⊗ --- IRON ROD FOUND
● --- IRON PIPE FOUND
○ --- IRON ROD SET

**REFERENCE
MATERIALS:**

- 1.) HARRISON COUNTY TAX AND GIS MAPS.
- 2.) RECORDED SUBDIVISION PLAT OF INDIAN OAKS
SUBDIVISION, PLAT BOOK 33, PAGE 24.
- 3.) DEED INSTRUMENT 2008-3062-D-J1
- 4.) DEED INSTRUMENT 2016-2241-D-J1
- 5.) DEED INSTRUMENT 2003-8565-D-J1
- 6.) CITY OF GULFPORT ONLINE ATLAS.



**CAP
DETAIL:**



DETAIL OF TYPICAL
CAP FOR 1/2"x18"
REBAR SET BY
PATRICK M.
MARTINO, P.L.S.

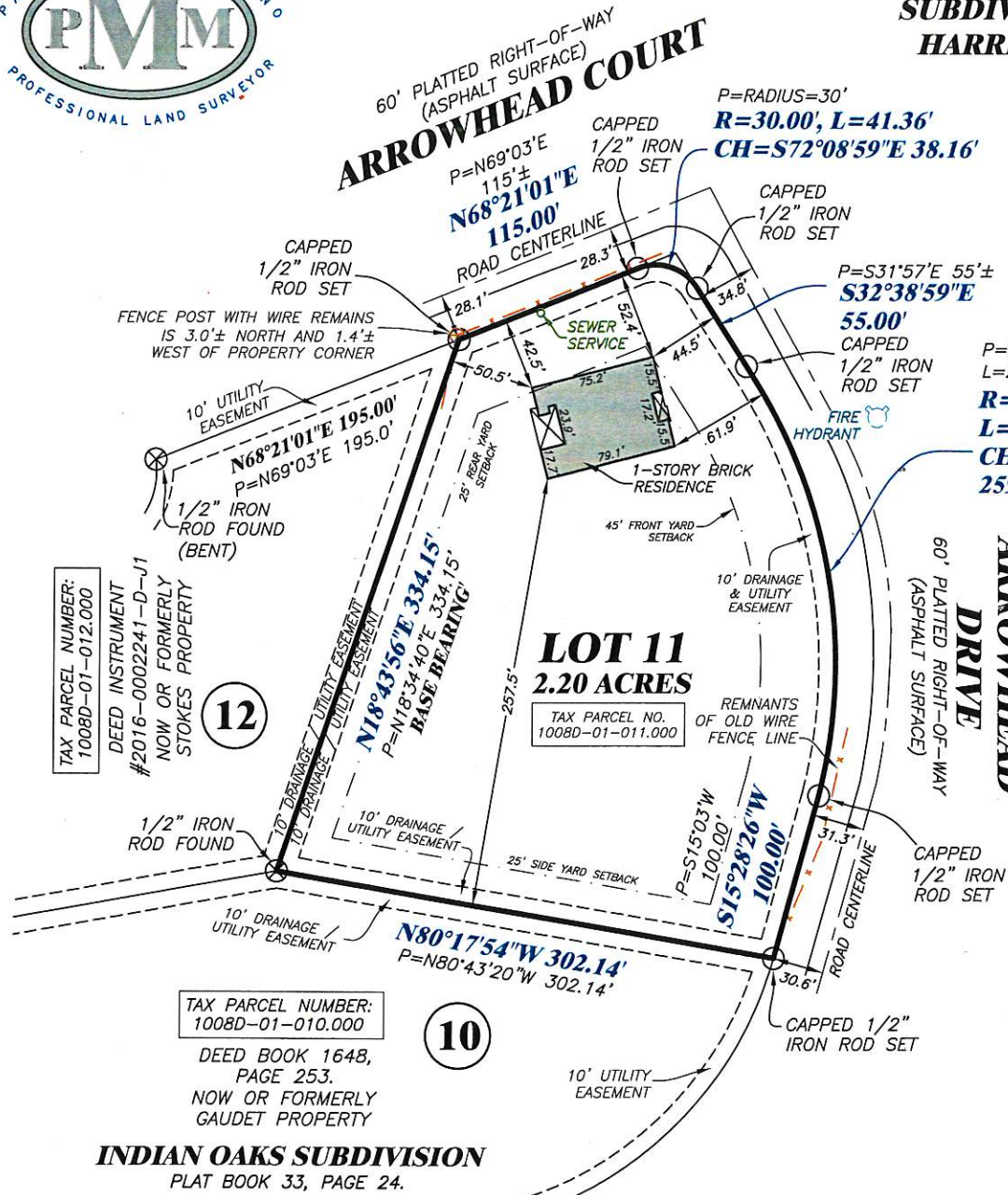
**A RESUBDIVISION OF LOT 11,
INDIAN OAKS SUBDIVISION, CITY
OF GULFPORT, HARRISON
COUNTY, MISSISSIPPI**

SHEET 1 OF 4

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR



CLIENT:
**JULIA M.
NIETO-GOMEZ**
FIELD WORK BY: JS, WMG
DRAWN BY: JAG
DRAWING #P21766
DATE: 10/15/2021

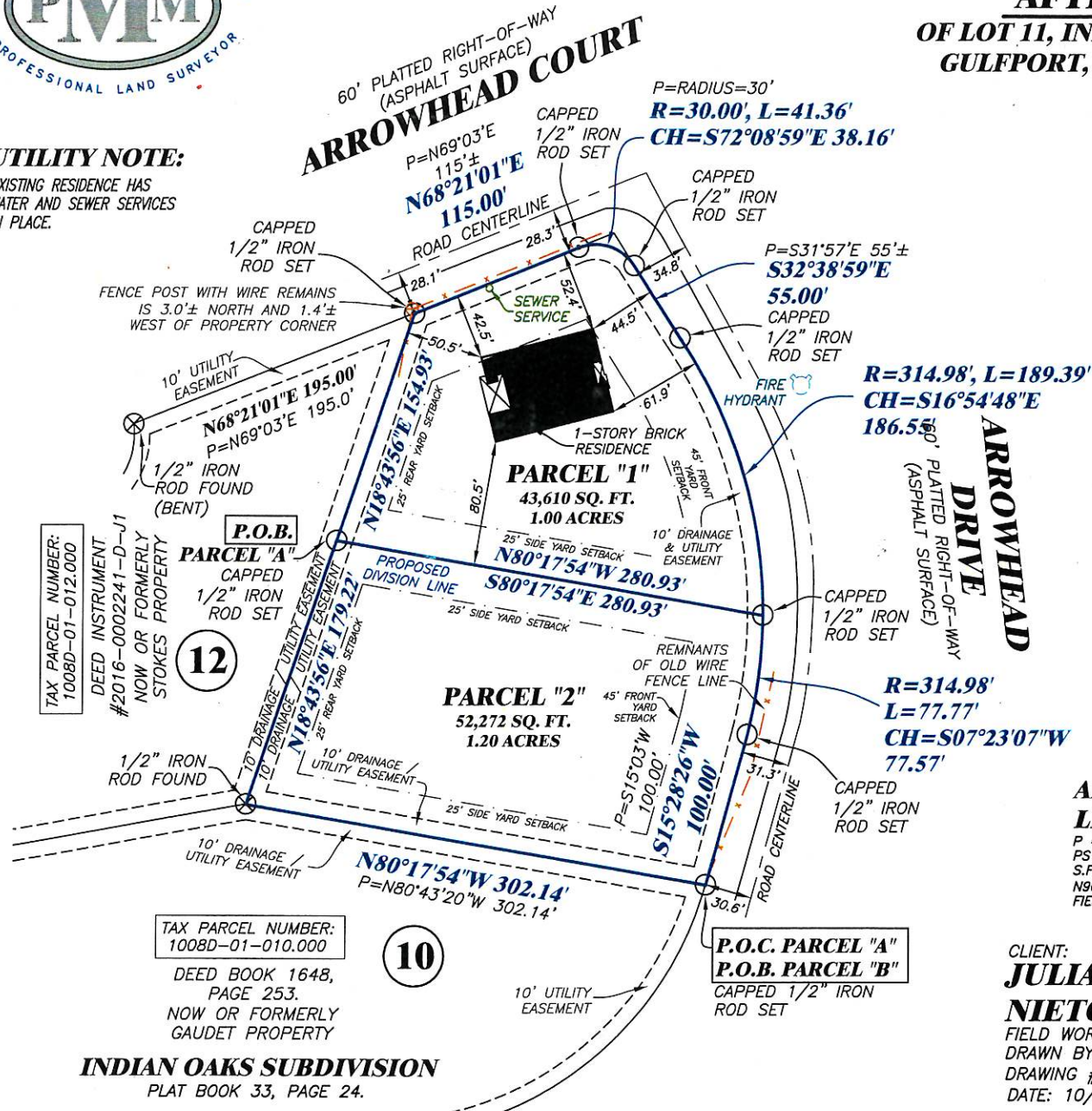


INDIAN OAKS SUBDIVISION
PLAT BOOK 33, PAGE 24.



UTILITY NOTE:

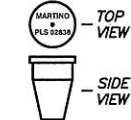
EXISTING RESIDENCE HAS
WATER AND SEWER SERVICES
IN PLACE.



PROPOSED CONFIGURATION AFTER RESUBDIVISION OF LOT 11, INDIAN OAKS SUBDIVISION, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPI

BEARING
REFERENCE:
GEODETIC
NORTH BY
GPS
OBSERVATION
(NAD83; CORS96)

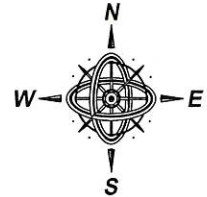
CAP DETAIL:



DETAIL OF TYPICAL
CAP FOR 1/2"x18"
REBAR SET BY
PATRICK M.
MARTINO, P.L.S.

FLOOD ZONE NOTE:

THIS PROPERTY IS LOCATED IN
F.I.R.M. ZONE "X" ACCORDING TO
MAP NUMBER 28047C0260H,
DATED DECEMBER 21, 2017.



LEGEND:

- ⊗ -- IRON ROD FOUND
- -- IRON PIPE FOUND
- -- IRON ROD SET

SCALE
1" = 80'

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX AND GIS MAPS.
- 2.) RECORDED SUBDIVISION PLAT OF INDIAN OAKS
SUBDIVISION, PLAT BOOK 33, PAGE 24.
- 3.) DEED INSTRUMENT 2008-3062-D-J1
- 4.) DEED INSTRUMENT 2016-2241-D-J1
- 5.) DEED INSTRUMENT 2003-8565-D-J1
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ABBREVIATION LEGEND:

P = PLATTED DIMENSION
PS = PRIOR SURVEY
S.F.R. = SINGLE FAMILY RESIDENCE
N90°00'00"E 435.00' = ACTUAL
FIELD MEASUREMENT

A RESUBDIVISION OF LOT 11,
INDIAN OAKS SUBDIVISION, CITY
OF GULFPORT, HARRISON
COUNTY, MISSISSIPPI

SHEET 2 OF 4

CLIENT:
**JULIA M.
NIETO-GOMEZ**
FIELD WORK BY: JS, WMG
DRAWN BY: JAG
DRAWING #P21766
DATE: 10/15/2021

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR



INDIAN OAKS SUBDIVISION
PLAT BOOK 33, PAGE 24.

DEED DESCRIPTION
PRIOR TO RESUBDIVISION

DEED DESCRIPTION:

(DEED INSTRUMENT #2020-0004530-D-J1)

LOT ELEVEN (11) INDIAN OAKS SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 33 AT PAGE 24 THEREOF, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS PART OF THIS DESCRIPTION.

GENERAL NOTES:

1.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.

2.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT AS NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.



LEGAL DESCRIPTIONS OF PARCELS
CREATED BY THIS RESUBDIVISION

PROPOSED PARCEL "1"

LEGAL DESCRIPTION: (AS PER SURVEY DIMENSIONS)

A PORTION OF LOT 11, INDIAN OAKS SUBDIVISION, BEING RECORDED IN PLAT BOOK 33 AT PAGE 24 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE SURVEY PERFORMED BY PATRICK MARTINO PLS INC. DATED OCTOBER 15TH, 2021, GEODETIC BEARINGS USED DURING SURVEY BASED ON RTK GPS OBSERVATION (NAD83; CORS96) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 10, INDIAN OAKS SUBDIVISION, BEING RECORDED IN PLAT BOOK 33 AT PAGE 24 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID LOT 10, N80°17'54"W 302.14 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 12; THENCE ALONG THE EAST LINE OF SAID LOT 12, N18°43'56"E 179.22 FEET TO A CAPPED 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N18°43'56"E 154.93 FEET TO A CAPPED 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 12, SAID POINT LYING ON THE SOUTH MARGIN OF ARROWHEAD COURT; THENCE ALONG SAID SOUTH MARGIN, N68°21'01"E 115.00 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID SOUTH MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.36 FEET, AND A CHORD BEARING AND DISTANCE OF S72°08'59"E 38.16 FEET TO A CAPPED 1/2" IRON ROD SET; SAID POINT LYING ON SAID WEST MARGIN OF ARROWHEAD DRIVE; THENCE ALONG SAID WEST MARGIN, S32°38'59"E 55.00 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID WEST MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 314.98 FEET, AN ARC LENGTH OF 189.39 FEET, AND A CHORD BEARING AND DISTANCE OF S16°54'48"E 186.55 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE LEAVING SAID WEST MARGIN, N80°17'54"W 280.93 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES MORE OR LESS. ALL CAPPED 1/2" IRON RODS SET ARE STAMPED "MARTINO PLS 02838" (TYPICAL).

PROPOSED PARCEL "2"

LEGAL DESCRIPTION: (AS PER SURVEY DIMENSIONS)

A PORTION OF LOT 11, INDIAN OAKS SUBDIVISION, BEING RECORDED IN PLAT BOOK 33 AT PAGE 24 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE SURVEY PERFORMED BY PATRICK MARTINO PLS INC. DATED OCTOBER 15TH, 2021, GEODETIC BEARINGS USED DURING SURVEY BASED ON RTK GPS OBSERVATION (NAD83; CORS96) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 10, INDIAN OAKS SUBDIVISION, BEING RECORDED IN PLAT BOOK 33 AT PAGE 24 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID LOT 10, N80°17'54"W 302.14 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 12; THENCE ALONG THE EAST LINE OF SAID LOT 12, N18°43'56"E 179.22 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S80°17'54"E 280.93 FEET TO A CAPPED 1/2" IRON ROD SET ON SAID WEST MARGIN OF ARROWHEAD DRIVE; THENCE ALONG SAID WEST MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 314.95 FEET, AN ARC LENGTH OF 77.77 FEET, AND A CHORD BEARING AND DISTANCE OF S07°23'07"W 77.57 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID WEST MARGIN, S15°28'26"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.20 ACRES MORE OR LESS. ALL CAPPED 1/2" IRON RODS SET ARE STAMPED "MARTINO PLS 02838" (TYPICAL).



SHEET 3 OF 4

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0260H, DATED DECEMBER 21, 2017.

CLIENT:
JULIA M. NIETO-GOMEZ

SURVEY CLASS "B"
SCALE: 1" = 80'

BEARINGS SHOWN HEREON ARE DERIVED BY:
GEODETIC NORTH BY GPS OBSERVATION

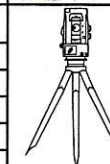
PARCEL 12225 ARROWHEAD DR.
ADDRESS: GULFPORT, MS 39503

SUBD: INDIAN OAKS SUBDIVISION
PARCEL NUMBER: 10080-01-011.000

CREW CHIEF: JS DRAWN BY: JAG

DATE: 10/15/2021 JOB#: P21766

REVISED: CRD#: P20590



PATRICK M. MARTINO, PLS

13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283

EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

THIS IS TO CERTIFY JULIA M. NIETO-GOMEZ, IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT AND THAT SAID OWNER HEREBY DEDICATE THE RIGHT-OF-WAY AND UTILITIES AND UNTO THE CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS DAY OF , 20.

BY: JULIA M. NIETO-GOMEZ

THE APPLICANT HEREBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY DESCRIBED HEREIN.

RATIFIED AND APPROVED BY:

(Owner's Signature) (Print Owner's Name)

THIS DAY OF , 20.

ACKNOWLEDGE

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF , COUNTY OF , PERSONALLY APPEARED THE AFORENAMED , WHO ACKNOWLEDGED THAT THEY ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC MY COMMISSION EXPIRES:

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH SECTION 9-48 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF GULFPORT AS AMENDED, IT IS HEREBY CERTIFIED THAT THE GULFPORT CITY PLANNING COMMISSION CHAIRMAN AND GULFPORT CITY COUNCIL HAVE REVIEWED AND APPROVED THIS FINAL PLAT FOR THE RESUBDIVISION OF TAX PARCEL # 1008D-01-011.000, LYING WITHIN INDIAN OAKS SUBDIVISION (PLAT BOOK 33, PAGE 24, SITUATED WITHIN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 10 WEST, TOGETHER BEING A 2.20 ACRE± PARCEL. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE EAST BY ARROWHEAD DRIVE, BOUNDED ON THE NORTH BY ARROWHEAD COURT, BOUNDED ON THE WEST BY THE PROPERTY OF STOKES, AND BOUNDED ON THE SOUTH BY THE PROPERTY OF GAUDET, THE AD VALOREM TAX PARCEL NUMBER(S) OF THE SUBJECT PROPERTY IS (ARE)

THE CASE FILE NUMBER IS

PLANNING COMMISSION

SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE DAY OF , 20.

BY: GREG HOLMES THE CITY OF GULFPORT'S PLANNING DIVISION ADMINISTRATOR

DATED:

BY: KEITH WILLIAMS THE CITY OF GULFPORT'S PLANNING COMMISSION CHAIRMAN

DATED:

APPROVAL

SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT, CITY COUNCIL, AT THE REGULAR MEETING OF SAID COUNCIL HELD ON THE DAY OF , 20.

ATTEST:

BRITTANY RODGERS THE CITY OF GULFPORT'S CLERK OF COUNCIL

F.B. "RUSTY" WALKER, IV THE CITY OF GULFPORT'S COUNCIL PRESIDENT

CERTIFICATE OF APPROVAL BY MAYOR

THIS RESUBDIVISION PLAT AND CERTIFICATE OF RESUBDIVISION, HAVING BEEN SUBMITTED AND APPROVED BY THE MAYOR, THIS DAY OF , 20.

WILLIAM G. HEWES III, MAYOR

SURVEYOR'S CERTIFICATE

I, PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE AND SEAL THIS 15TH DAY OF OCTOBER, 2021.

PATRICK M. MARTINO, P.L.S. #02838

SHEET 4 OF 4

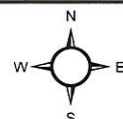


THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.		THIS PROPERTY IS LOCATED IN F.L.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0260H, DATED DECEMBER 21, 2017.	
CLIENT: JULIA M. NIETO-GOMEZ	SURVEY CLASS "B" SCALE: 1" = 80'	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION	
PARCEL: 12225 ARROWHEAD DR. ADDRESS: GULFPORT, MS 39503		PATRICK M. MARTINO, PLS	
SUBD: INDIAN OAKS SUBDIVISION		13010 KAYLEIGH COVE	
PARCEL NUMBER: 1008D-01-011.000		BILOXI, MISSISSIPPI 39532	
CREW CHIEF: JS		PHONE/FAX: 228-396-2283	
DATE: 10/15/2021	DRAWN BY: JAG	EMAIL: PATRICK@MARTINOSURVEYING.COM	
REVISED:	JOB#: P21766	PROFESSIONAL LAND SURVEYOR	
	CRD#: P20590		



Area Map

Printed 10/26/2021



1 inch = 111 feet

DATA DISCLAIMER:
All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represent on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness



J. Jordan 1st Judicial District
Instrument 2020 4530 D -- J1
Filed/Recorded 5/ 4/2020 03:00 P
Total Fees \$ 26.00
2 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#200879

Indexing Instructions:
Lot 11, Indian Oaks S/D, Harrison
County, 1st JD, MS

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**SHARON F. AGREGAARD, an unmarried woman
51 TAMCHELLE ROAD
LUMBERTON, MS 39455
(228) 697-4027**

does hereby grant, bargain, sell, convey and warrant, unto

**JULIA M. NIETO-GOMEZ, an unmarried woman
16057 BILL BOND ROAD
SAUCIER, MS 39574
(601) 716-7147**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot Eleven (11), INDIAN OAKS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 33 at Page 24 thereof, reference to which is hereby made in aid of and as a part of this description.

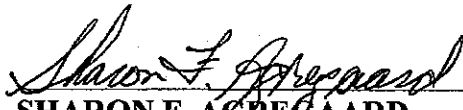
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to

be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

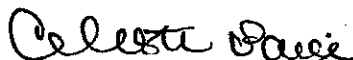
WITNESS THE SIGNATURE of the Grantor on this the 4th day of May, 2020.


SHARON F. AGREGAARD

STATE OF MISSISSIPPI
COUNTY OF HARRISON

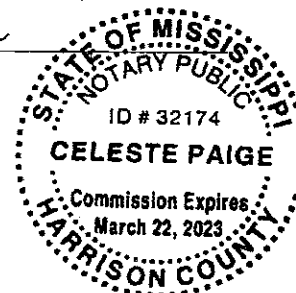
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **SHARON F. AGREGAARD**, an unmarried woman, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

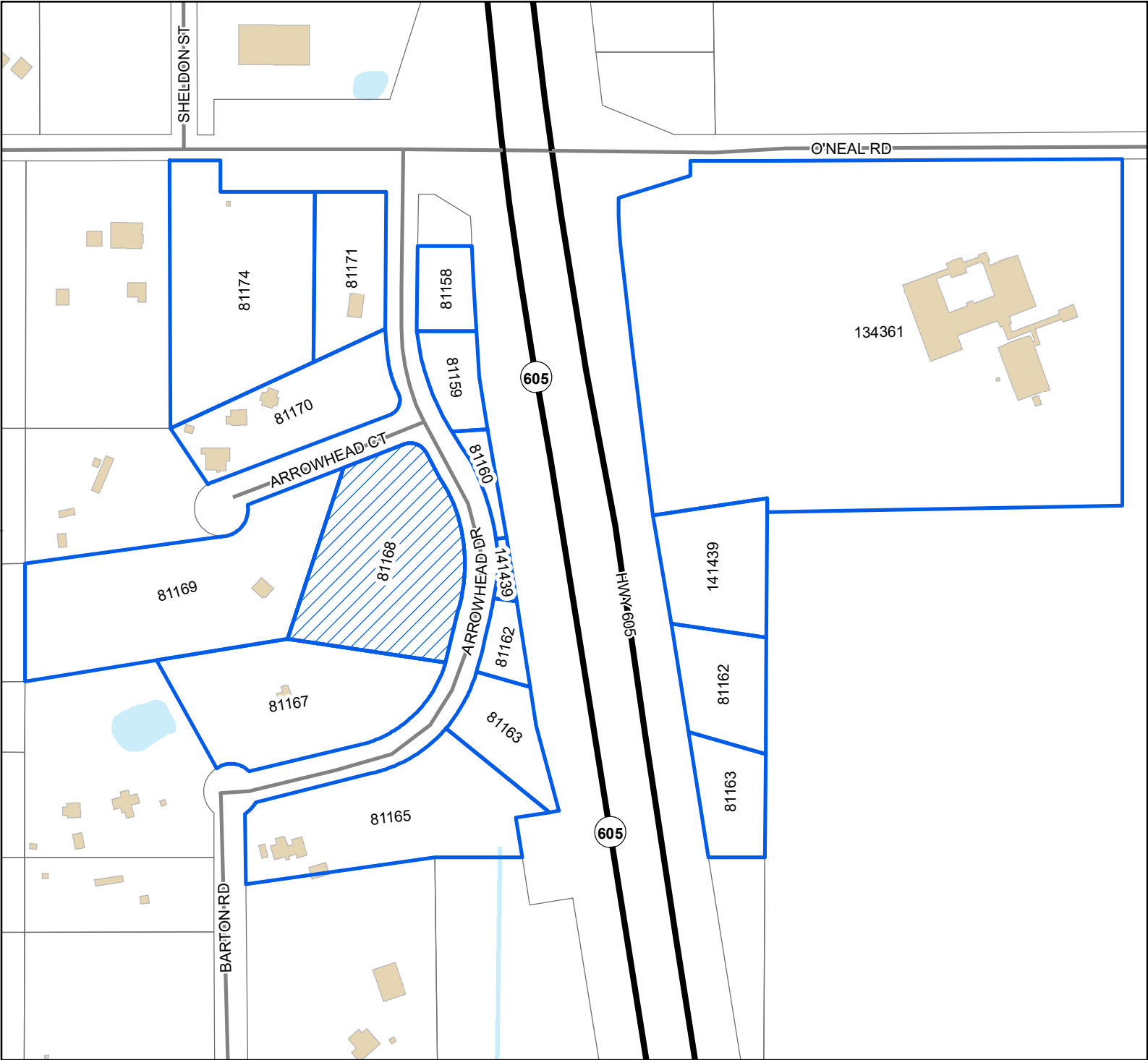
GIVEN under my hand and official seal on this the 4th day of May, 2020.


NOTARY PUBLIC

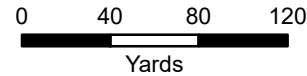
(SEAL)

My Commission Expires:





- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings
- Water Features



1 inch = 260 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	81168	1008D-01-011.001	JULIA NIETO GOMEZ (OWNER)	16057 BILL BOND RD	SAUCIER	MS	39574
N	81168	1008D-01-011.000	GOMEZ JULIA M NIETO	16057 BILL BOND ROAD	SAUCIER	MS	39574
N			Adjacent Property Owners				
	81174	1008D-01-017.000	CURTIS WANDA L	PO BOX 10600	GULFPORT	MS	39505
	81170	1008D-01-014.000	CWENAR MICHELE T &	11360 ARROWHEAD COURT	GULFPORT	MS	39503
	134361	1008C-01-001.001	FIRST PRESBYTERIAN CHURCH OF GPT	PO BOX 6012	GULFPORT	MS	39506
	81167	1008D-01-010.000	GAUDET RON	14125 ONEAL RD	GULFPORT	MS	39503
	81163	1008D-01-007.000	MISS TRANSPORTATION COMMISSION	P O BOX 1850	JACKSON	MS	39215
N	141439	1008D-01-007.001	MISS TRANSPORTATION COMMISSION	P O BOX 1850	JACKSON	MS	39215
	81162	1008D-01-006.000	PARISH SHANNON	111 1/2 SOUTH 4TH STREET	KINGMAN	AZ	86401
	81165	1008D-01-008.000	RODOLFICH NICHOLAS K	12160 ARROWHEAD DR	GULFPORT	MS	39503
	81169	1008D-01-012.000	STOKES JAMES M	140 BAYOU CIRCLE	GULFPORT	MS	39507
	81171	1008D-01-015.000	TORJUSSEN JONATHAN TOBIAS & WANDA	21538 D'HERDE RD	GULFPORT	MS	39503
	81158	1008D-01-002.000	VERTUDAZO ANTONIO S & VIRGINIA M H	PO BOX 4463	BILOXI	MS	39535
N	81159	1008D-01-003.000	VERTUDAZO ANTONIO S & VIRGINIA M H	PO BOX 4463	BILOXI	MS	39535
N	81160	1008D-01-004.000	VERTUDAZO ANTONIO S & VIRGINIA M H	PO BOX 4463	BILOXI	MS	39535

RE: Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

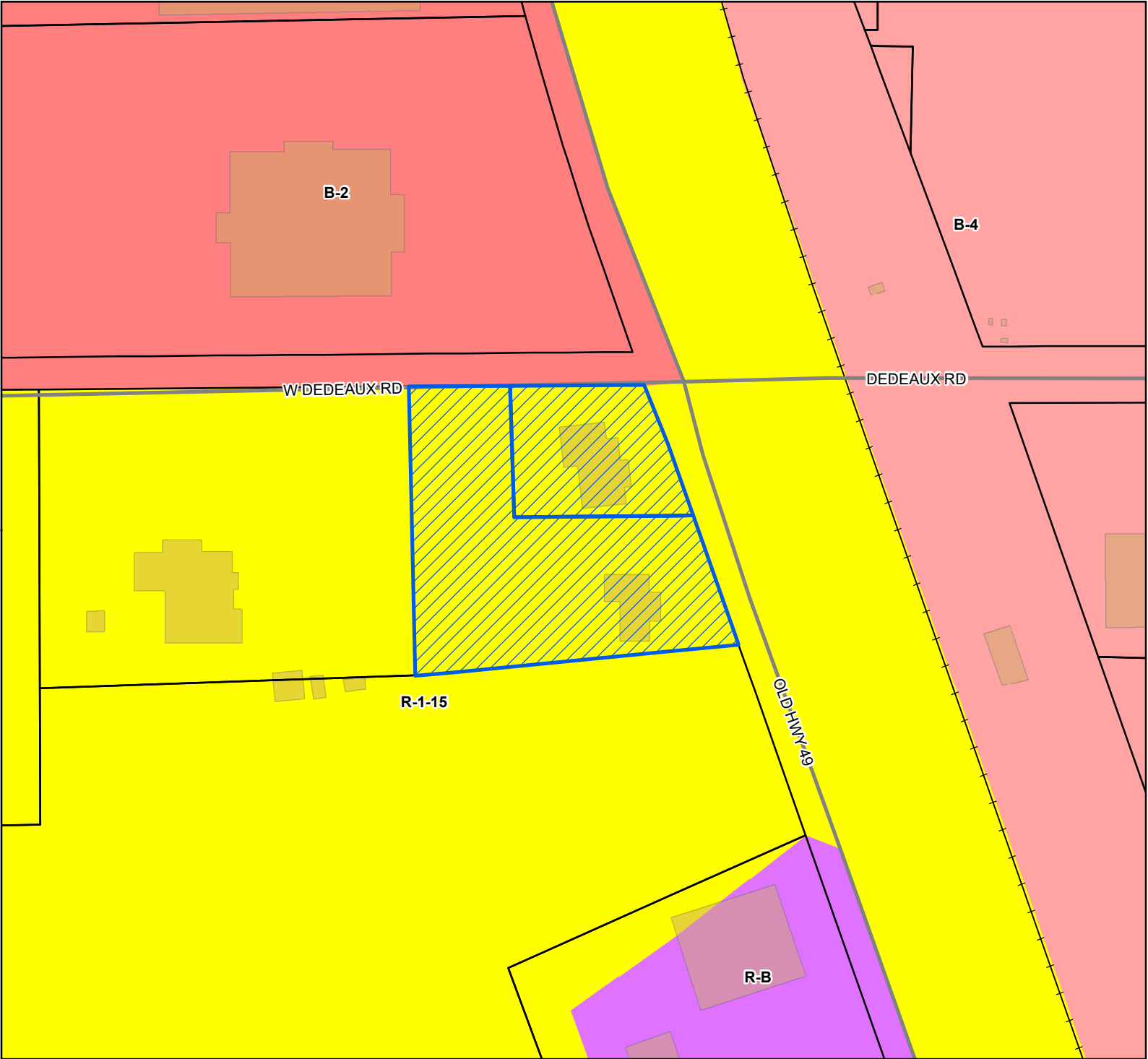
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: **Zoning Map Amendment 2201PC003:**
Withdrawn by Applicant:

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7



Site

Street

Railroad

Parcels

Buildings

Zoning

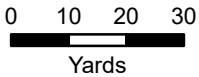
B-2 - General Business District

B-4 - Highway Business District

R-1-15 - Single Family Residence District (Low Density)

R-B - Residence-Business District

Site Information
0708P-01-002.000
0708P-01-001.000
Zoning: R-1-15 (Single Family)
Size: 40,503 sq ft.
Flood: X



1 inch = 100 feet



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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Property Information

TAX PARCEL #

0	7	0	8	P	-	0	1	-	0	0	2	●	0	0	0
0	7	0	8	P	-	0	1	-	0	0	1	●	0	0	0
					-			-				●			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2201PC003

Date Received: 11-22-01

Receipt #: _____

Received By: N.N

Zoning: R-1-15

Ward: 7 Flood: X

40,503 sqft

Address of Property Involved: 11271 & 11281 Old Hwy 49 Gulfport, MS. 39503

Lot(s) 2, Block(s) _____, Subdivision Sunny Land Place

General Location: Corner of Dedeaux Rd. and Old Hwy 49

GENERAL DESCRIPTION OF REQUEST:

From R-1-15 to B2

Rezone both parcel's to commercial. My intent is to either sell to a business or lease at this time. The properties will have access for parking on the back of the properties. Access will be off West Dedeaux Road of the Old Hwy 49 intersection

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Craig T. Brennan

Printed Name Of Owner
13841 SW 36 Court

Mailing Address

Davie, FL. 33330

City State Zip code
N/A (954) 646-5236

Home Phone Work/Cell Phone
Craig@siebold.com

Email

Craig T. Brennan
Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

APPLICATION FOR ZONING MAP - RECLASSIFICATION

City Of Gulfport
Urban Development – Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

Craig Brennan
13841 SW 36 Court
Davie, FL. 33330
(954) 646-5236

Dear Zoning Board and Planning Commission Council,

This introduction serves for the required Documents submitting: Section A. Through G. as applicable

- A. Application - Included
- B. Proof Of Ownership – Copy of both warranty deeds included
- C. N/A – No Authority agent is required
- D. Gulfport Division Staff – No additional persons to be notified is included
- E. Reason for REZONING REQUEST
 - a. Character of the neighbor has changed – see Exhibit A attachment Zoning “MAPS”
- F. Written Statements – included
 - 1. Interest
 - 2. Development Schedule
 - 3. Effect of Amendment
 - 4. Error – N/A
- G. Check payable to the City of Gulfport in the amount of \$175.00 – Included

This Document Prepared By
(without examination or opinion of
title) AND upon recording return to:

SCANNED

REVIEWED

HOWARD B. NADEL, ESQ.
HOWARD B. NADEL, P.A.
301 W. Hallandale Beach Blvd.
Hallandale Beach, Florida 33009
(954) 455-5100



1st Judicial District
Instrument 2008 3351 D -J1
Filed/Recorded 4 21 2008 8 57 A
Total Fees 13.00
2 Pages Recorded

[Space Above This Line For Signature]

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF BROWARD

FOR AND IN CONSIDERATION OF THE SUM OF ten dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, OLD HWY 49, INC., a Florida corporation, hereinafter referred to as Grantor, does hereby convey, assign and warrant unto CRAIG T. BRENNAN, a single man, hereinafter referred to as Grantee, all of its right, title and interest in that certain parcel situated in Harrison County, First Judicial District, State of Mississippi, to wit:

Beginning at a point on the West margin of Old Magnolia Highway also known as the Old Highway 49, where the line dividing the SE $\frac{1}{4}$ from the NE $\frac{1}{4}$ of Section 8, Township 7 South, Range 11 West, Harrison County, Mississippi, intersects said Highway for a point of beginning; thence West 110 feet to a point, thence South 94.6 feet to a point; thence East 142.7 feet to the West margin of Old Magnolia Highway; thence Northwesterly 100 feet along the right-of-way of said Highway to the point of beginning. Said parcel being in a part of the Southeast $\frac{1}{4}$ of Section 8, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

PARCEL NO. 0708-01-001.000

PPIN NO. 57578

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

The Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

This deed has been prepared at the Grantor's request without examination of title or legal opinion of title.

Witness my signature, this 14th day of April, 2008.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name: MARTIN J. FORD
First Witness

OLD HWY 49, Inc., a Florida corporation
[Signature]
BY: CRAIG T. BRENNAN, its President

[Signature]
Witness Printed Name: LOUISE GOAL
Second Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of April, 2008, by **CRAIG T. BRENNAN**, as President of Old Hwy 49, Inc., a Florida corporation, who is personally known to me or has produced his driver's license as identification.

[Signature]
Printed Name: Antonia M. Viera

NOTARY PUBLIC
My Commission Expires: 7-4-2010

NOTARY PUBLIC-STATE OF FLORIDA
Antonia M. Viera
Commission # DD570758
Expires: JULY 04, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Grantor:
Old Hwy 49, Inc., a Florida corporation
12004 Royal Palm Blvd.
Coral Springs, Florida 33065
(954) 255-2427

Grantee's Address:
Craig T. Brennan
12004 Royal Palm Blvd.
Coral Springs, Florida 33065
(954) 255-2427

NOTICE TO PURCHASERS

CONGRATULATIONS!!!! YOUR DEED HAS BEEN REGISTERED IN HARRISON COUNTY, MISSISSIPPI.

You should do the following things immediately to protect your property:

1. Be sure to pay your taxes each year, even if it is assessed in another name. The first year after acquiring your property, it may still be assessed in someone else's name. **Property taxes are due every January.** Remember, the first year you own your property, the tax bill will still be in the name of the former owner, as of January 1 of the previous year. If your mortgage company is not paying your taxes through an escrow account and you do not get a tax bill, contact the **Harrison County Tax Collector's** office about possible taxes owed.
2. You may qualify for Homestead Exemption if you are living on the property. This would give you a substantial reduction on your taxes. You must apply for this between January 1 and April 1 of the upcoming year in the **Harrison County Tax Assessor's** office. Contact the Harrison County Tax Assessor's office to obtain information on what is required for applying for Homestead Exemption.

The following offices will be happy to assist you in any questions that you may have concerning your property.

COUNTY OFFICES

GULFPORT OFFICE

BILOXI OFFICE

Harrison County Chancery Clerk
Harrison County Tax Assessor
Harrison County Tax Collector

(228) 865-4032
(228) 865-4043
(228) 865-4039

(228) 435-8220
(228) 435-8264
(228) 435-8241

Thank you for doing business with Harrison County, Mississippi, it is always a pleasure to serve the citizens of the Mississippi Gulf Coast.

Sincerely,

John McAdams, Chancery Clerk
Harrison County, Mississippi



J1 - GULFPORT DISTRICT
INSTRUMENT 2021-0030971-D-J1
FILED/RECORDED 11/4/2021 12:48:01 PM
TOTAL FEES \$26.00
5 PAGES RECORDED

PREPARED BY:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2107602
MS Bar No.: 10733

Return To:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2107602

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Michelle Elizabeth Gilmore Enroth, as Successor Trustee of The William Edgar Gilmore
Revocable Trust, dated June 7, 2005, Grantor
16035 West Dedeaux Rd.
Gulfport, MS 39503
228-323-1376

does hereby sell, convey and warrant unto

Craig T. Brennan, Grantee
13841 SW 36th Court
Davie, FL 33330
954-646-5236,

the following described land and property being located in Harrison County, Mississippi, more particularly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Pt of Lot 12, Sunnyland Place & pt of NE 1/4
of SE 1/4, Sec. 8-7-11, Harrison Co., MS

William Edgar Gilmore passed away on January 5, 2018, leaving Mark Stephen Gilmore as Trustee. On October 22, 2019, Mark Stephen Gilmore resigned as Trustee. Attached hereto and incorporated herein is proof of death for William Edgar Gilmore and the Certificate of Resignation of Trustee. The full Trust Agreement is filed as Instrument Number 2019 9481D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been prorated as of this date

on an estimated basis and are assumed by the Grantee. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of record which effect the above described property.

WITNESS MY SIGNATURE, this the 4 day of November, 2021.

The William Edgar Gilmore Revocable Trust

Michelle Elizabeth Gilmore Enroth
By: Michelle Elizabeth Gilmore Enroth, Successor Trustee

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Michelle Elizabeth Gilmore Enroth, who acknowledged that she is the Successor Trustee of the William Edgar Gilmore Revocable Trust, and that individually and in said representative capacity as Successor Trustee of the William Edgar Gilmore Revocable Trust, as its act and deed, she executed the above and foregoing instrument on the day and year therein stated, after first having been duly authorized by said trust so to do.

Given under my hand and seal, this the 4 day of November, 2021.

Candace M. Dye
NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

LEGAL DESCRIPTION

That part of Lot Twelve (12), Sunnyland Addition in Section 9, Township 7 South, Range 11 West and that part of Northeast 1/4 of the Southeast 1/4 of Section 8, Township 7 South, Range 11 West, Harrison County, Mississippi, described as follows: Commencing at a point 110 feet West of the Northeast corner of the Northeast 1/4 of the Southeast 1/4 for the point of beginning; thence West along the Quarter Section line 221.5 feet; thence South 2 degrees 30 minutes West a distance of 221.5 feet; thence North 79 degrees 16 minutes East a distance of 144.4 feet; thence North 14 feet; thence East a distance of 253.5 feet to the Western margin of Old Highway 49; thence in a Northwesterly direction along the West margin of Old Highway 49 a distance of 96.5 feet; thence West a distance of 142.7 feet; thence North 94.6 feet to the point of beginning. Said property being one and the same as that depicted in the survey of James A. Martin dated October 20, 1958, and recorded in Deed Book 629 at Page 350. LESS AND EXCEPT Commence at a point 331.5 feet West of the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 7 South, Range 11 West, Harrison County, Mississippi, for a point of beginning, thence South 2 degrees 30 minutes West a distance of 221.5 feet; thence North 79 degrees 16 minutes East a distance of 144.4 feet; thence North to the center line of said Section 8; thence West to the point of beginning.

Property is also referred to as Ad Valorem Tax parcel Number 0708P-01-002.000 and as physical address 11271 Old Highway 49, Gulfport, MS 39503.

m. esp

William Gilmore

1938 - 2018



[Send Flowers](#)

[Share](#)

BORN	1938
DIED	2018
FUNERAL HOME	Riemann Family Funeral Homes 11280 Three Rivers Road Gulfport, MS

RECORDS

[View more records for Gilmore on Ancestry.com®](#)

Sponsored

William Edgar Gilmore

January 13, 1938 ~ January 5, 2018

Gulfport

William Edgar Gilmore, age 79, passed away peacefully at his home in Gulfport on January 5, 2018. Edgar was born in Bendale, Mississippi and was a graduate of Big Level High School and the University of Southern Mississippi, where he earned a BS degree in Accounting. He worked at Mississippi Power Company in various positions and retired as Corporate Secretary and Treasurer after 37 years of service.

Edgar was married to the late Joyce Gunter Gilmore for 40 years and together they had 6 children. Edgar enjoyed time with family and friends, sailing, playing dominos, and watching the New Orleans Saints and the USM Golden Eagles play ball.

He was a quiet man with an unusual wit that made people stop and listen. He was a faithful and active member of New Hope Baptist Church where he taught Sunday School, and operated the church sound system. Edgar was a loving husband, father and grandfather, as well as a true Southern Gentleman.

He was preceded in death by his father and mother, Vardaman and Bunice Gilmore and his daughter Rhonda Gilmore, along with several aunts, uncles and cousins.

Left to cherish his precious memory is his devoted wife, Carol Donald Gilmore, two sons, Mark (Karia) Gilmore and Scott (Hope) Gilmore, three daughters, Mona (Jim) Rose, Sandra (Robert) Ryan, and Michelle (Dee) Enroth; three step children, Richard (Maria) Scarbrough, Arlene O'Neal, and Janene (Chris) King, and his 20 grandchildren, Brandon Rose, Keith Rose, Christopher Gilmore, Jordan Ryan, Jacob Ryan, Joy Gilmore, Meagan Gilmore, Shelby Bobinger, Kristen Bobinger, Dylan Enroth, Hayden Enroth, Maddy Enroth, Andrew and Adam Breland, Joshua and Victoria Scarbrough, Chase and Holden O'Neal, and Hali and Lexi James.

In lieu of flowers, memorials may be made in his name to [your favorite charity](#) or to Gideons International.

The family would like to express much gratitude to the staff at Lakeview Nursing Center and Comfort Keepers.

The Funeral Service will be held at New Hope Baptist Church, 17430 Landon Road, Gulfport, MS on Tuesday, January 9, 2018 at 12:00 PM with a visitation for family and friends beginning at 10:00 AM until service time. Burial will be held at Evergreen Gardens on 28th Street in Gulfport.

RIEMANN FAMILY FUNERAL HOME of Gulfport is serving the family. Memories and condolences may be made at www.riemannfamily.com

RIEMANN FAMILY
Funeral Home

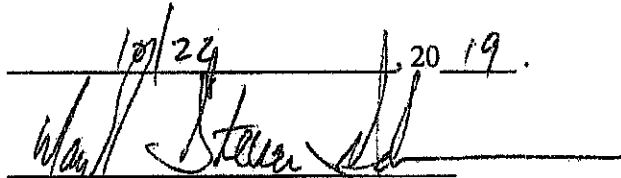
Published by The Sun Herald on Jan. 7, 2018.

To plant trees in memory, please visit the [Sympathy Store](#).

Certificate of Resignation of Trustee

I, the undersigned, Mark Stephen Gilmore, do hereby certify that I have duly tendered my resignation as Trustee under the William Edgar Gilmore Revocable Trust, dated June 7th, 2005, by, between and among the undersigned, as Trustee.

I further certify that said resignation and succession of Michelle Elizabeth Gilmore Enroth as Trustee under the William Edgar Gilmore Revocable Trust shall take effect immediately this day, March 2, 2018, upon conveyance of all the properties of the trust to the successor trustee.

10/22, 2019.

Mark Stephen Gilmore

STATE OF Mississippi

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said County and State, on this 22nd day of October, 2019, within my jurisdiction, the within named Mark Stephen Gilmore, who acknowledged that he executed the above and foregoing instrument.

Marianne Ross Powers
(Notary Public)

(Seal)



Written Statements:

E. Rezoning Request:

- Character of the neighborhood has changed

With the development and rezoning of the properties from Landon Road north to West Dedeaux rd. on old Hwy 49, There has been businesses that have moved into this area with SAM's club being the furthest south at Old Hwy 49 and Landon Road and several business north from that location to the West Dedeaux road intersection. The IRS has a facility on the corner of the dividing dead end West Dedeaux road and 11281 Old Hwy 49 parcel.

I believe there is a need to rezone for the public, to provide an alternat business location off the primary Highway 49 and Dedeaux Road Intersection for convenience

F. Smart Code Ordinance or as applicable

1. Interest:

Craig Brennan
13841 SW 36 Court
Davie, FL. 33330

- I craig Brennan am the sole owner of both parcels

2. Development Schedule:

Upon approval of the city for rezoning these two (2) parcels commercial. I will be listing the parcels for sale or lease for a business location. If either parcel is leased. Then I would provide the required documents for the development to include a schedule

- Schedule: Listing the parcels for Sale or Lease shortly after the rezoning

3. Effect of Amendment:

With all the other commercial developments on this referenced area of Old Hwy 49. To include the Southwest corner of Old Hwy 49 and West Dedeaux road that the 11281 Old Hwy 49 parcel shares the dividing dead-end road with the IRS facility. I truly do not believe there would be any effect on the surrounding land and properties

4. Error:

- N/A

Thank you to the City of Gulfport Urban Development – Planning Division, Zoning Board and Commission council for your consideration.

Sincerely

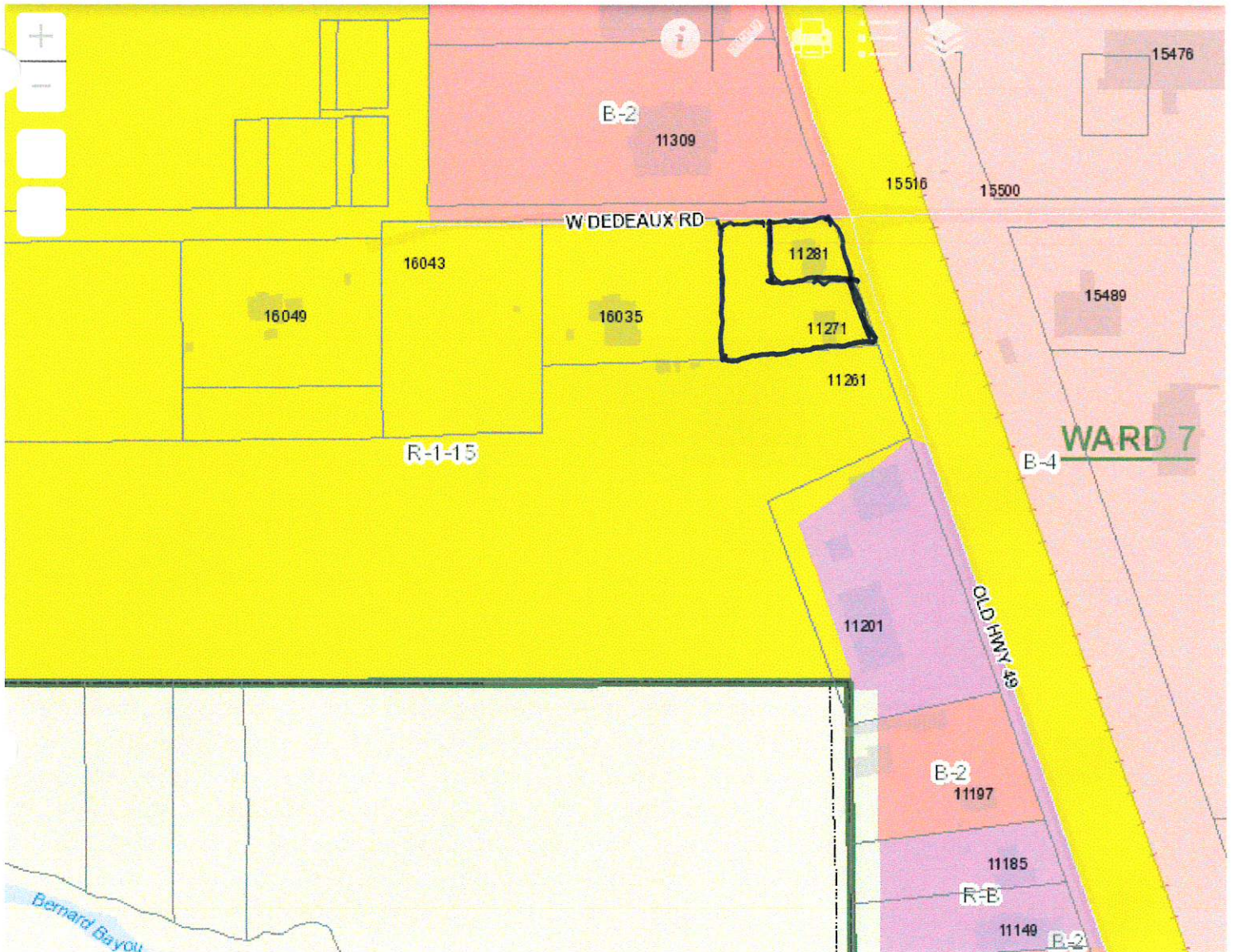
Craig T. Brennan



Gulfport Zoning Map



Enter Address, Street, or P

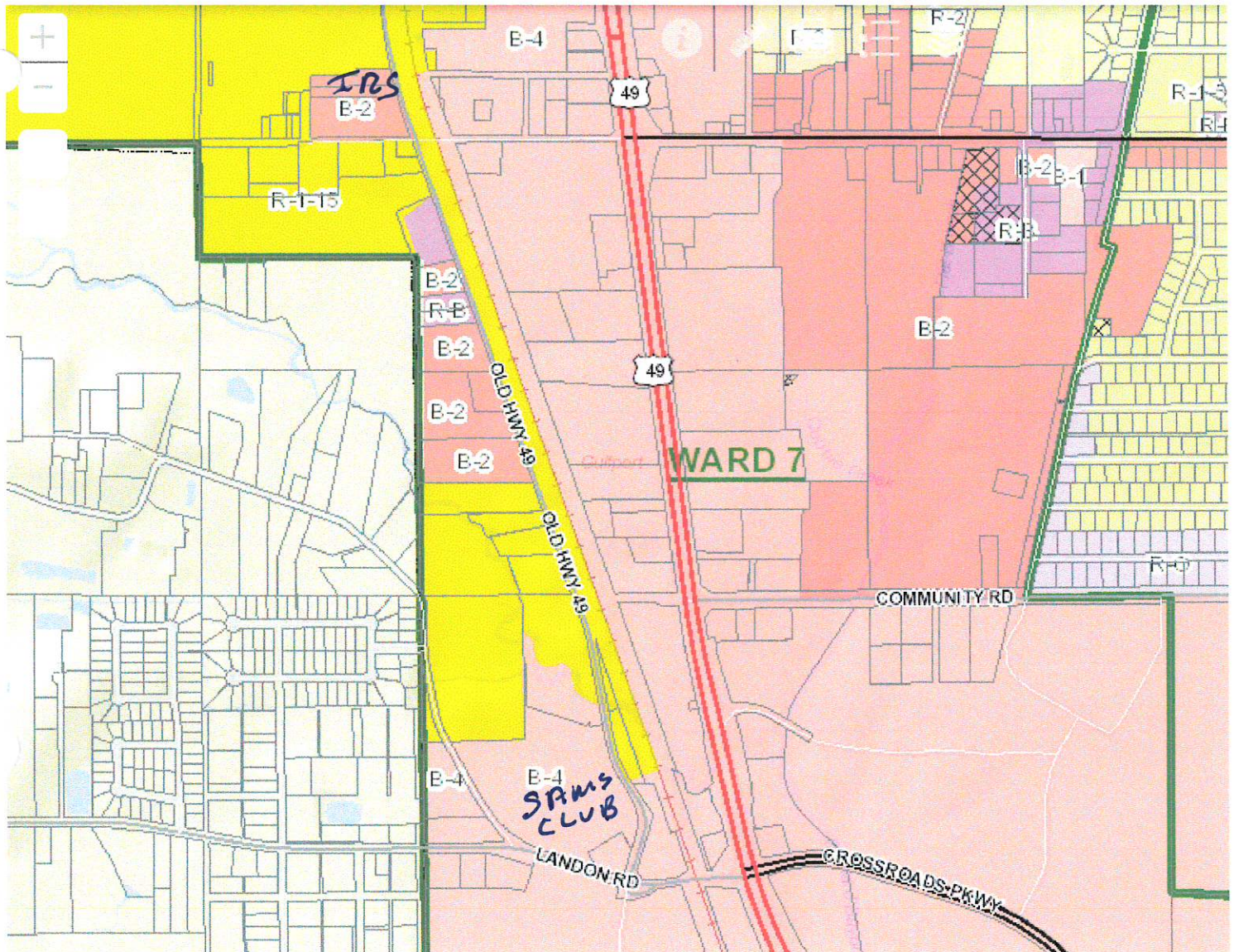




Gulfport Zoning Map



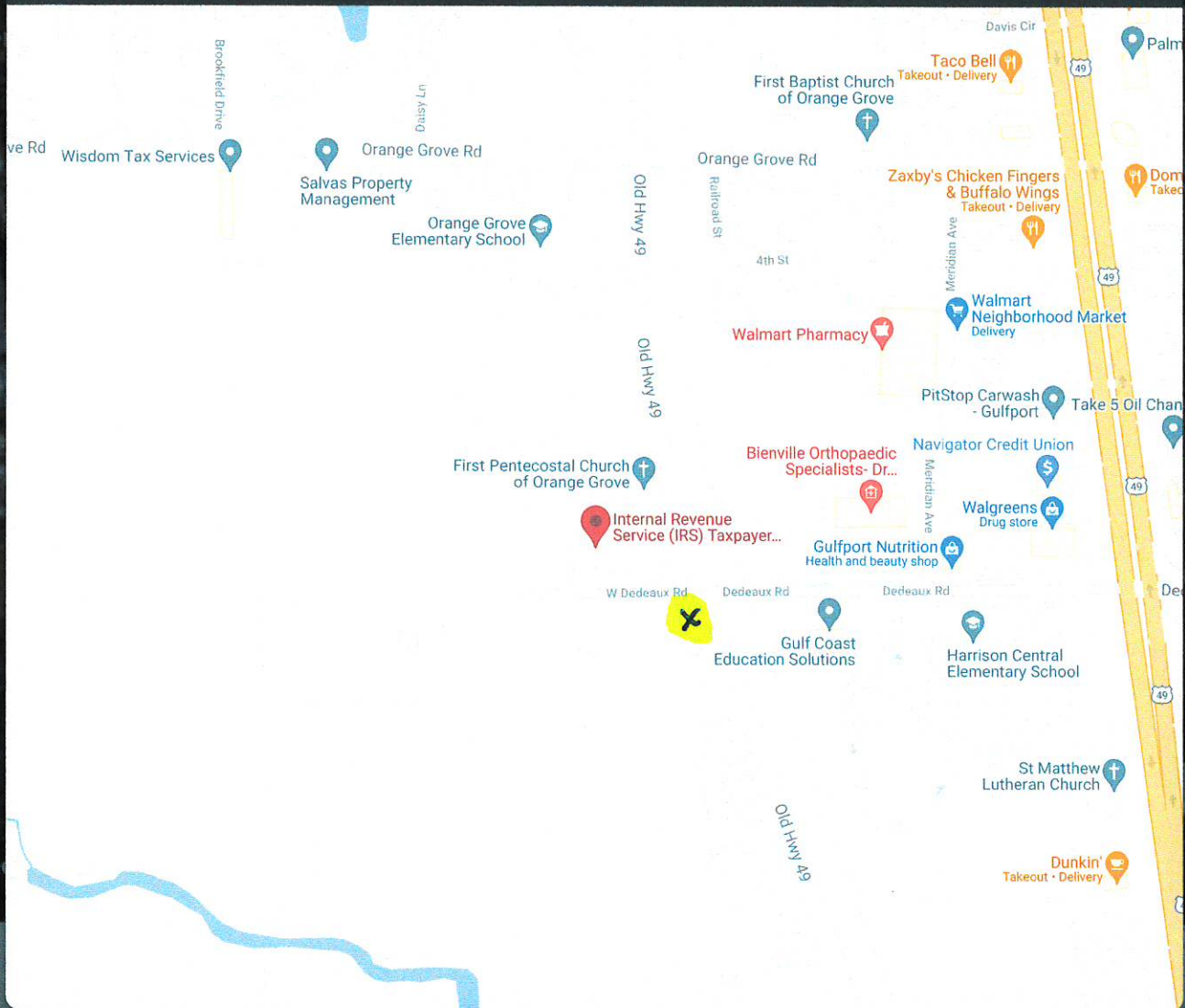
Enter Address, Street, or P

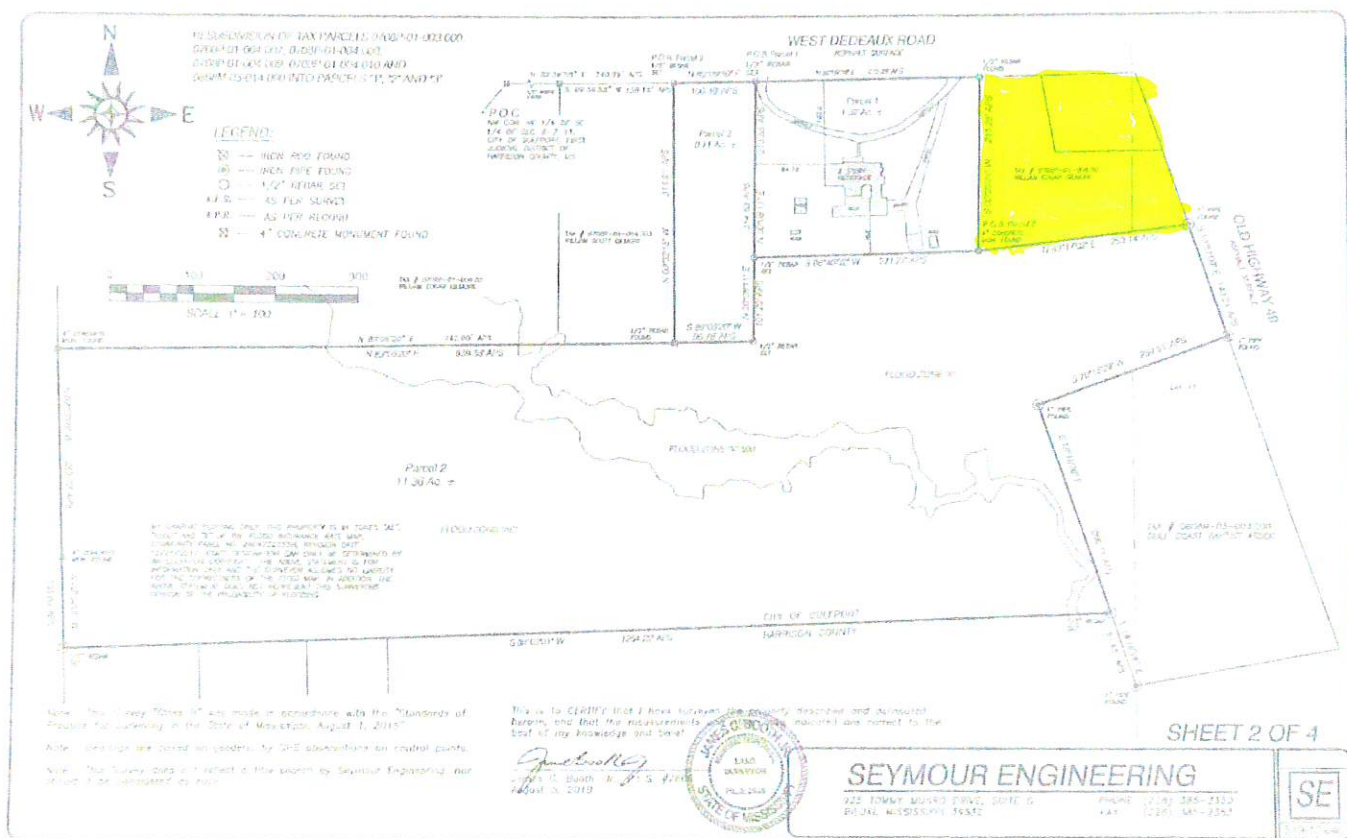


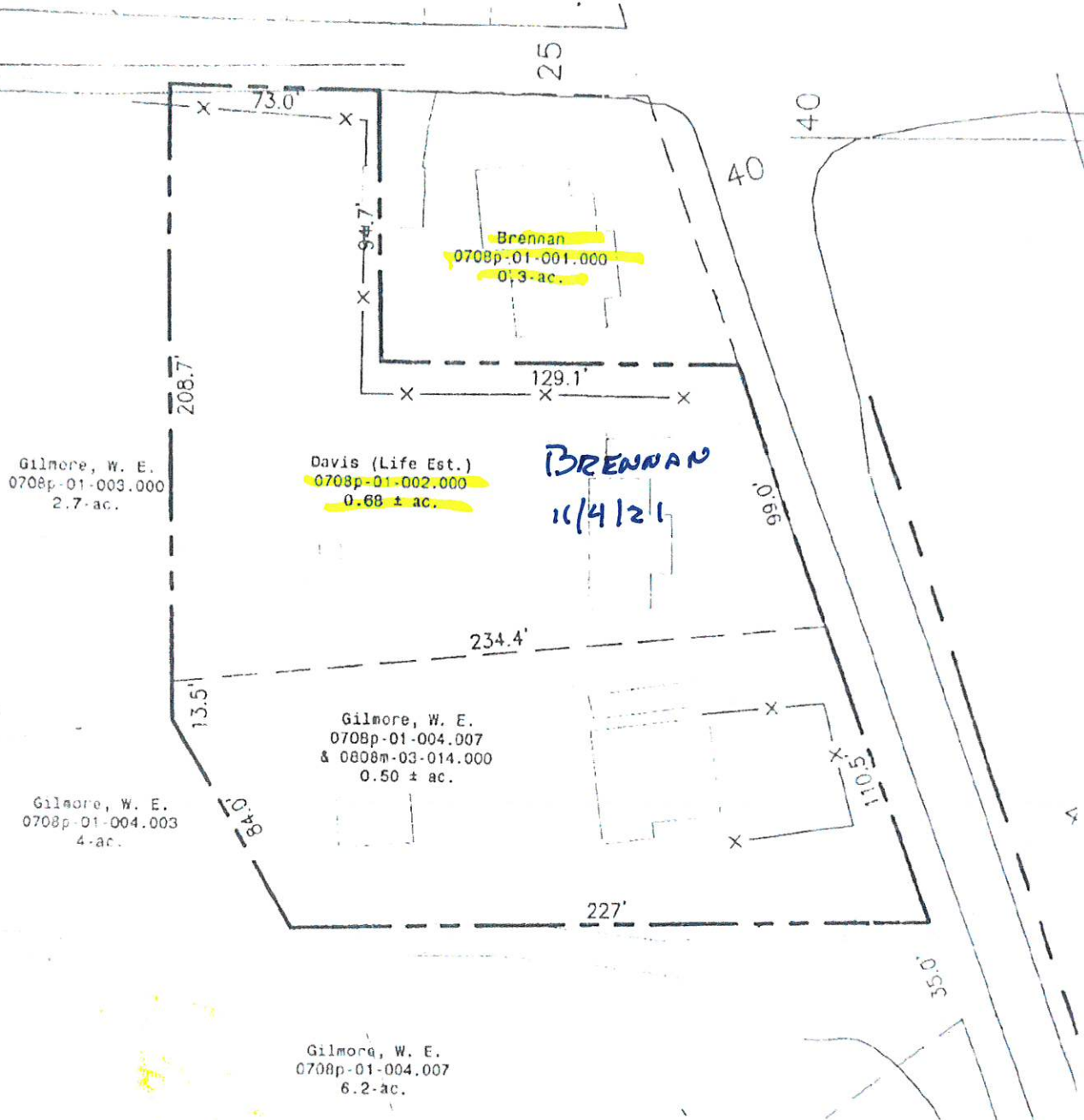
1000ft

-89.093 30.442 Degrees

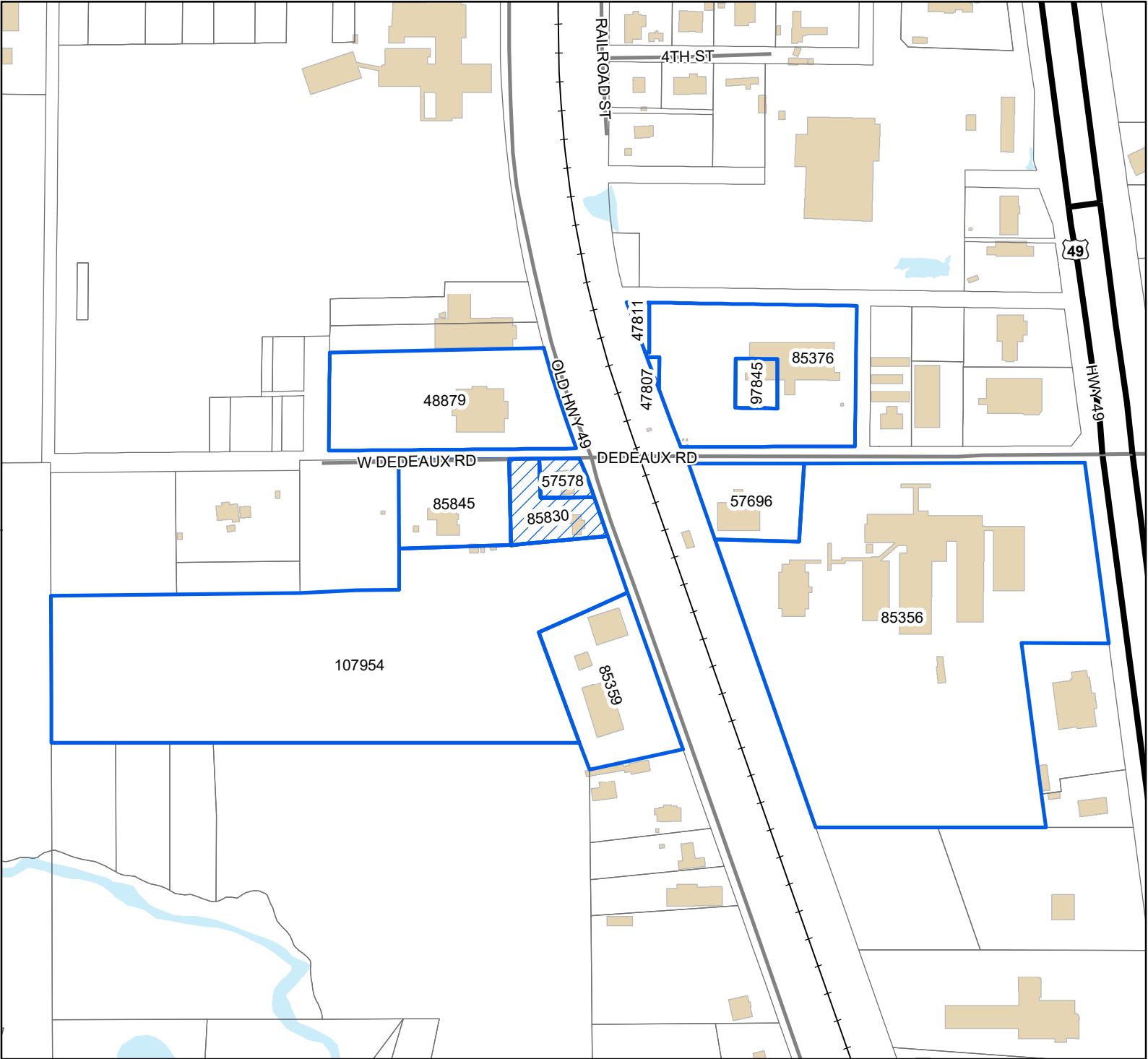
← Internal Revenue Service (IRS) Taxpayer Assistance Center





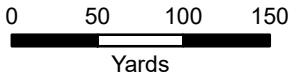


Preliminary
Proposed Lot Plan
Gilmore
080711EG
02/15/2006
Rev. 02/27/06



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 335 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	57578	0708P-01-001.000	CRAIG T BRENNAN (OWNER)	13841 SW 36 COURT	DAVIE	FL	33330
N	57578	0708P-01-001.000	BRENNAN CRAIG T	13841 SW 36TH COURT	DAVIE	FL	33330
N			Adjacent Property Owners				
	85830	0708P-01-002.000	GILMORE WILLIAM EDGAR -TRUSTEE-	18408 DEER DR	SAUCIER	MS	39574
N	107954	0708P-01-004.007	GILMORE WILLIAM EDGAR REVOC TRUST	18408 DEER DR	SAUCIER	MS	39574
	85359	0808M-03-003.000	GULF COAST BAPTIST ASSOC	P O BOX 2369	GULFPORT	MS	39505
N	85356	0808M-02-003.000	HARRISON CO CENTRAL ELEMENTARY	DEDEAUX RD	GULFPORT	MS	39503
	85845	0708P-01-003.000	INSALACO JEFFREY A & KIMBERLY	16035 W DEDEAUX RD	GULFPORT	MS	39503
	47811	0808L-03-034.000	KANSAS CITY SOUTHERN RAILWAY CO	P O BOX 219335	KANSAS CITY	MO	64121
N	47807	0808L-03-035.000	KANSAS CITY SOUTHERN RAILWAY CO	P O BOX 219335	KANSAS CITY	MO	64121
	85376	0808L-03-032.000	ORANGE GROVE MEDICAL PLAZA LLC	6300 EAST LAKE BLVD SUITE 301	VANCELEAVE	MS	39565
N	97845	0808L-03-032.001	ORANGE GROVE MEDICAL PLAZA LLC	6300 EAST LAKE BLVD SUITE 301	VANCELEAVE	MS	39565
	48879	0708I-02-003.000	STURNCOR INVESTMENT GROUP LLC	200 GROVE PARK LN STE 820	DOTHAN	AL	36305
	57696	0808M-02-001.000	TAJONES HOLDING INC	23182 SAUCIER FAIRLEY RD	SAUCIER	MS	39502

RE: Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: **Zoning Map Amendment 2201PC005:**

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2201PC005

Hearing Date: January 27, 2022

Current Zoning/Use: T5/Vacant Land

Legal: Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 3.68 acres of property from T5 (Urban Center Zone) to an T4+ (General Urban Zone "Plus"). Currently, the property is a vacant lot; prior to the lot being vacant, according to the City of Gulfport's application and GIS records, between 2001 and June of 2005, the area was fully cleared of vegetation for the proposed use of "5 or more new family homes;" (**pg. 3, 2001 Imagery Depicting Full Vegetation**) development of this area appears to have ceased after Hurricane Katrina. As stated by the applicant, "the area is more prone to single-family residential and not high-rise structures." The surrounding neighborhood's consistency is one of multi-family homes on the North and East side of the vacant lot in question (**pg. 4, 2201PC005 – Current Land Use**).

Staff has attached GIS aerial imagery with this Technical Report; the imagery will depict the clearing of vegetation prior to June, 2005, coupled with imagery depicting lots for further development, and single and multi-family homes surrounding the parcel in question.

The applicant has chosen change in conditions and increased need for sites as justification for the change of the current zoning district:

1. Error has been provided by the applicant in a statement, the applicant states this request is not due to an error; contract for the housing development is already in phase.

Technical Report

Zoning Map Amendment

2. The applicant addresses change in character of neighborhood and public need based on “substantial single-family residential growth in the past few years.”

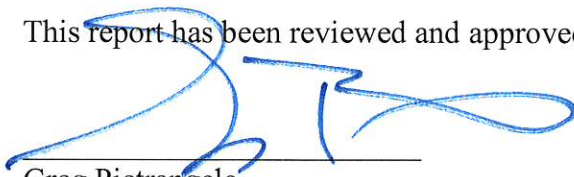
In regards to the public need, the applicant states the recent building of single-family residences in the area opposed to zoning for high rise buildings to be constructed. The development would not be inconsistent with the surrounding area; however, the expansion of that zoning would isolate a higher zoning to the West. Further, the property to the Northeast will also become isolated to higher zoning. Although isolation of the properties surrounding the subject parcel will occur, the development and existing land use would allow for future rezoning, accommodating the potential use of single-family and multi-family dwellings. However, if the surrounding area remains a higher zoning district and is developed as such, that would place a single-family residence development amongst commercial and mixed-use structures.

EXECUTIVE SUMMARY

In review, the zoning district of T4+ allows for more neighborhood friendly uses such as single-family or multi-family dwellings being occupied in the same neighborhood, district, or block as potential or existing businesses. In the information provided by the applicant and using the staff's GIS resources, there are multiple townhouse developments abutting the property, as well as single-family homes and vacant lots to be developed in the immediate area; the designation of a T4+ zoning district promotes further potential development of single-family and multi-family dwellings. If the higher zoning around the subject property is not rezoned to accommodate comparable structures, you will see an area where 100-foot buildings are permitted surrounding and area where 35-foot buildings are permitted (excluding any flood zone conversions).

DIRECTOR APPROVAL

This report has been reviewed and approved by:

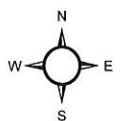


Greg Pietrangelo
Director of Urban Development Department



2001 Imagery Depicting Full Vegetation

-  Principal Arterial
-  Collector
-  Minor/Residential
-  Parcels



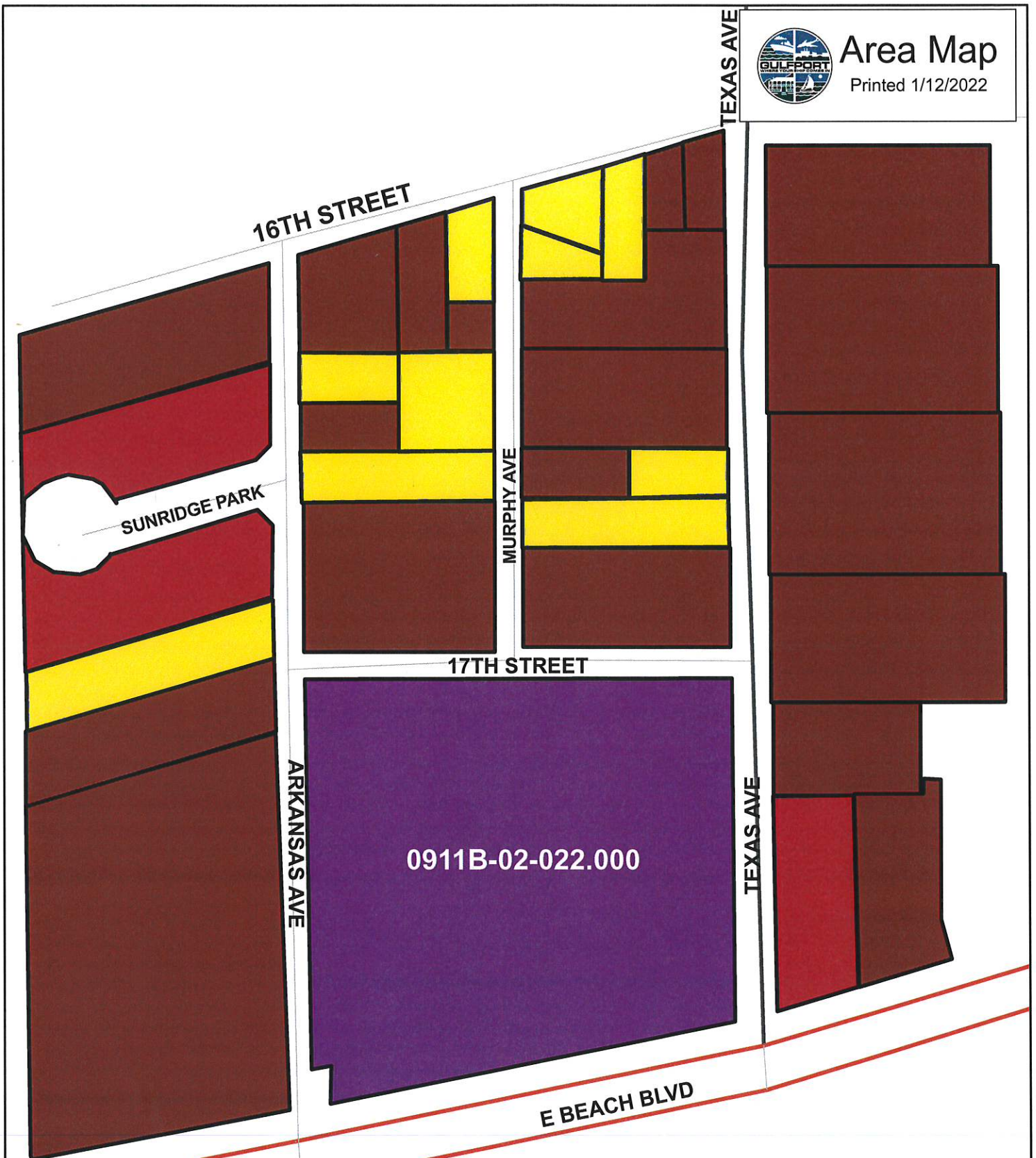
1 inch = 70 feet

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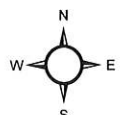
Area Map

Printed 1/12/2022



2201PC005 - CURRENT LAND USE

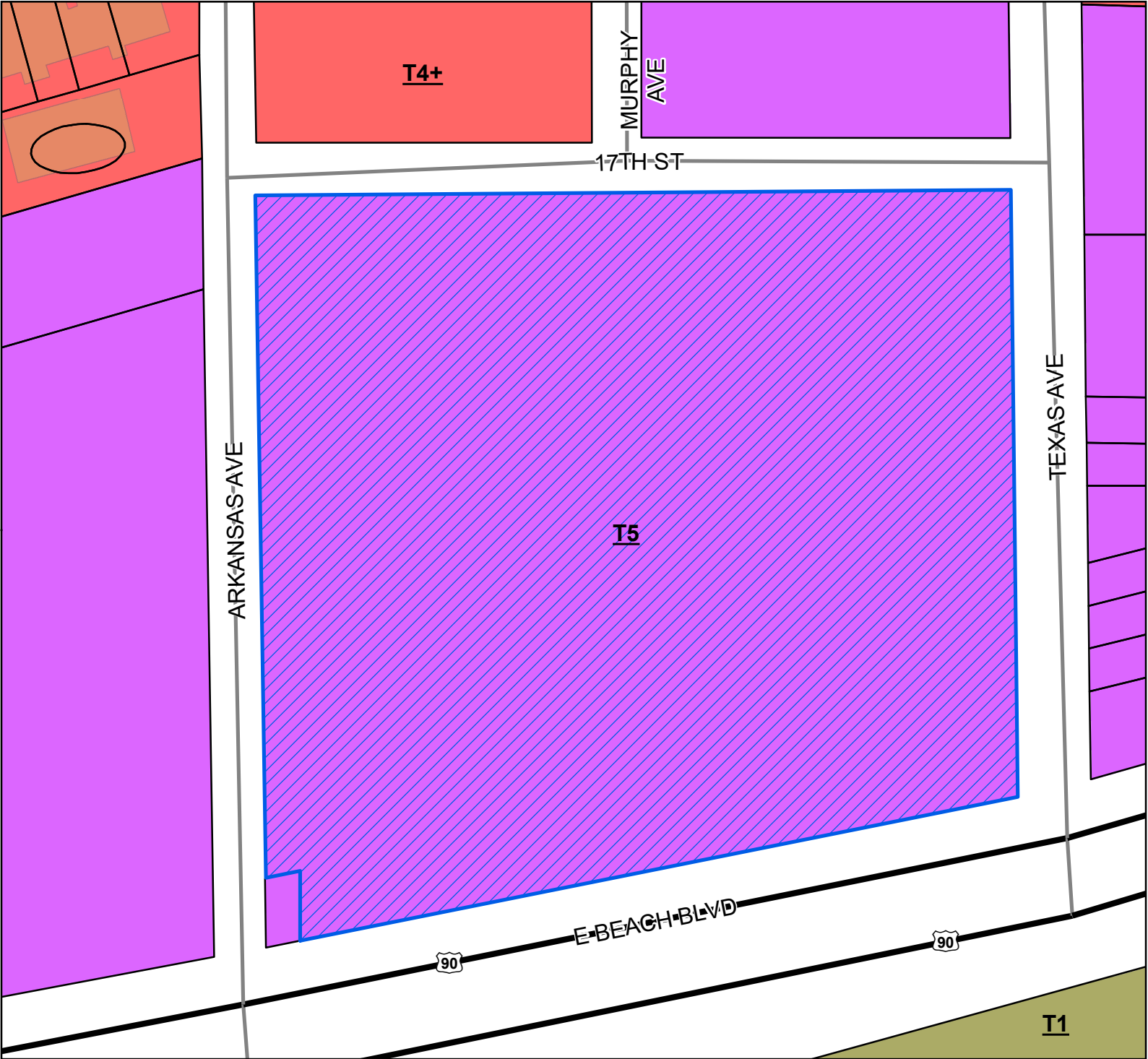
	Principal Arterial		Site
	Collector		Vacant Lots
	Minor/Residential		Single-Family
			Multi-Family



1 inch = 130 feet

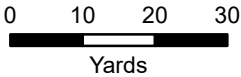
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- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Smart Code**
 - T5
 - T4+
 - T1

Site Information
0911B-02-022.000
Zoning: T5 (Urban Center Zone)
Size: 3.68 acres
Flood: VE



1 inch = 80 feet



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\$175



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 2201PC005Date Received: 11/24/21

Receipt #: _____

Received By: D²/MWZoning: T5Ward: 2 Flood: VE3.08 ACRES

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #

0	9	1	1	B

 -

0	2

 -

0	2	2

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: N/ALot(s) 1-6, Block(s) 1, Subdivision GULFVIEW ADDITIONGeneral Location: U.S. HWY 90 BETWEEN ARKANSAS AVE & TEXAS AVE.
GULFPORT, MS.

GENERAL DESCRIPTION OF REQUEST:

REQUEST IS TO REZONE THE PROPERTY, CURRENTLY
ZONED T5, TO T4+ FOR 19 RESIDENTIAL PARCELS.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

GULFVIEW HOMES, LLC

Printed Name Of Owner

P.O. BOX 6496

Mailing Address

GULFPORT MS 39506

City

State

Zip code

228-297-3279

Home Phone

Work/Cell Phone

WALLACELADNER1@YAHOO.COM

Email

Signature Of Owner

AGENT

HEINRICH & ASSOCIATES

Printed Name Of Agent

1806 23RD AVE.

Mailing Address

GULFPORT MS 39501

City

State

Zip code

228-896-6768

Home Phone

Work/Cell Phone

bobby.h@heinrichassociates.net

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

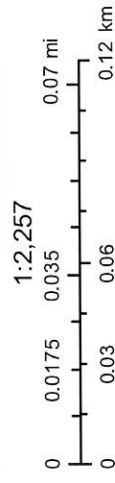
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Gulfport Online Atlas



November 24, 2021

- Hybrid Zones
- Hybrid
- Wards
- Government Property



GULFVIEW HOMES, LLC

P.O. Box 6496
Gulfport, MS 39506

September 5, 2021

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: **Agent Letter for Gulfview Homes, LLC**
Tax Parcel No.: 0911B-02-022.000
U.S. Hwy. 90, Between Arkansas Ave. and Texas Ave., Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Gulfview Homes, LLC** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Wallace S. Ladner II

Notary

My Commission Expires:



SUPPLEMENTAL INFORMATION for RE-ZONING from T5 to T4+

**Located on E. Beach Blvd. between Arkansas Ave. and Texas Ave.
City of Gulfport, First Judicial District of Harrison County, Mississippi**

Tax Parcel No's: 0911B-02-022.000

1. Interest:

The official names and addresses of the applicants for this application are as follows:

Gulfview Homes, LLC
P.O. Box 6496
Gulfport, MS 39506
(228) 297-3279

The official name and address of the applicant's agent for this application is as follows:

Heinrich & Associates, LLC
1806 23rd Ave., Ste B
Gulfport, MS 39501
228-896-6768

The subject property is currently zoned T5 per the Official Zoning Map of the City of Gulfport. It is generally located on E. Beach Blvd. between Arkansas Ave. and Texas Ave. The request involves the re-zoning the subject parcel from T5 to T4+ which will allow for a new residential subdivision.

Primary access will be provided from Arkansas Ave., Texas Ave, and 17th St. The proposed project will generate additional tax base for the City of Gulfport, Harrison County and Harrison County Schools.

All infrastructure to provide water, sewer, and drainage surrounds the property. Also, there will also be a minimal increase in sewer flows and water usage. There will be no adverse utility impacts on existing customers or adjoining properties.

2. Change in Conditions:

The applicant is proposing to rezone a 4.0 +/- acre parcel of land. The subject property is in an area that has seen substantial single family residential growth in the past few years. This property was zoned T5 for high rise structures and has been vacant since the devastation of Hurricane Katrina. Therefore, the proposed zoning is requested because the area is more prone to single family residential and not high rises structures.

3. Increase in Need for Sites:

As stated above, the subject property is in a location more prone to single family residential homes. This parcel is within a high growth area for residential homes and individual parcels are needed.

4. Development Schedule:

The proposed development schedule is to begin construction on 3 homes immediately after the final plat has been recorded in the Harrison County Courthouse. The applicant proposes to begin within 1 month of City Council approval.

The above schedule is based on normal permitting procedures and reasonable weather conditions. The schedule could be set back by delays due to adverse weather conditions.

5. Effects of Amendment:

The proposed zoning will be consistent with the surrounding neighborhood. If granted, this zoning change will have no effect to the area.

6. Error:

This request is not due to an error.

7. Site Plan:

A site plan has been submitted with this application and will be presented at the City meetings.



SCANNED



John 1st Judicial District
Instrument 2021 8637 D -J1
Filed/Recorded 6/21/2021 01:16 P
Total Fees \$ 26.00
4 Pages Recorded

INDEX: Lots 1 through 6, inclusive, Block 1, Gulf View Addition, Gulfport, First Judicial District, Harrison County, Mississippi, less and except part of Lot 6, Block 1, Gulf View Addition

Prepared by and return to: Byron J. Stockstill Bar #7930 Joseph C. Stewart Bar #99242
Williams, Smith and Stockstill, PLLC, P. O. Box 1076, 105 North Main Street, Picayune, MS
39466, Phone: 601-798-2382

**Grantor: First National Corporation of Picayune, a Mississippi Corporation, P. O. Box 848,
121 East Canal Street, Picayune, MS 39466, Phone (601) 749-3200**

**Grantee: Gulfview Homes, LLC, a Mississippi Limited Liability Company, P O Box 6496,
Gulfport, MS 39506 Phone: 228-297-3279**

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

GRANTEE DID NOT REQUEST A
TITLE EXAMINATION BY WILLIAMS,
SMITH & STOCKSTILL, PLLC

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and confessed, **FIRST NATIONAL CORPORATION OF PICAYUNE, a Mississippi Corporation**, does hereby grant, bargain, sell, convey and specially warrant unto **GULFVIEW HOMES, LLC, a Mississippi Limited Liability Company**, the following described property lying and being situate in First Judicial District, Harrison County, Mississippi, to-wit:

That certain parcel of land situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Lots 1 through 6, inclusive, Block 1, Gulf View Addition, Gulfport, First Judicial District, Harrison County, Mississippi.

Being the identical property conveyed to S. J. Bertucci by Warranty Deed dated May 30, 1938, recorded in Book 225 at page 328 of the Land Deed Records in the First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT the following described property described in the Agreed Final Judgment between the City of Gulfport, Mississippi, and LJT, L.L.C., Fullhouse Venture, L.P., Caroline B. Duncan; Michael W. Drennan and Frank E. Drennan, dated September 23, 2003, recorded in Book 1645 at Pages 44-49 of the Land Deed Records in the First Judicial District of Harrison County, Mississippi, more particularly described as follows:

A part of Lot Six (6), of Block One (1), GULFVIEW ADDITION to the City of Gulfport, as per the official map or plat on file and of record in Copy Plat Book 2 at page 90 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Commencing at the Northeast corner of Lot One (1), Block One (1) of said Gulfview Addition and thence run South 00 degrees 36 minutes 49 seconds East along the east line of said Lot 1 a distance of 356.72 feet to a point twenty-five (25) feet North of the west bound lane of U. S. Highway 90; thence run South 77 degrees 32 minutes 43 seconds West and parallel to the west bound lane of U. S. Highway 90 a distance of 188.21 feet to a point; thence continue parallel to the west bound lane on U. S. Highway 90, South 79 degrees 26 minutes 19 seconds West a distance of 236.65 feet to the POINT OF BEGINNING; thence from said point of beginning, continue South 79 degrees 26 minutes 19 seconds West a distance of 20.00 feet to a point situated on the East margin of Arkansas Avenue; thence run North 00 degrees 36 minutes 49 seconds West along said East margin a distance of 40.00 feet to a point; thence run North 79 degrees 26 minutes 19 seconds East a distance of 20.00 feet to a point; thence run South 00 degrees 36 minutes 49 seconds East a distance of 40.00 feet to the point of beginning.

This conveyance is made subject to any and all mineral reservations or conveyances appearing of record.

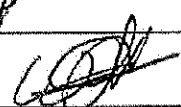
This conveyance is made subject to any and all rights-of-way and/or easements for public roads and/or public utilities located on, over and across the above described land as shown by the Land Deed Records on file in the office of the Chancery Clerk of First Judicial District, Harrison County, Mississippi.

WITNESS our signatures on this, the 18th day of June, 2021.

**FIRST NATIONAL CORPORATION OF
PICAYUNE, a Mississippi Corporation**

By: 
**KEITH W. ROBINSON
DIRECTOR**

**ACCEPTED:
GULFVIEW HOMES, LLC, a
Mississippi Limited Liability Company**

BY: 
ITS  member

GRANTEE DID NOT REQUEST A
TITLE EXAMINATION BY WILLIAMS,
SMITH & STOCKSTILL, PLLC

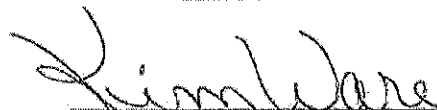
STATE OF MISSISSIPPI

COUNTY OF PEARL RIVER

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, **KEITH W. ROBINSON**, who acknowledged that he is **DIRECTOR OF FIRST NATIONAL CORPORATION OF PICAYUNE, a Mississippi Corporation**, and that for and on behalf of the said Corporation, and as its act and deed, he signed, executed, and delivered the above and foregoing instrument of writing on the day and year therein mentioned, after first having been duly authorized by said Corporation so to do.

GIVEN under my hand and seal of office on this, the 18th day of June, 2021.




NOTARY PUBLIC
My Commission Expires:
(NOTARY SEAL)

STATE OF MISSISSIPPI

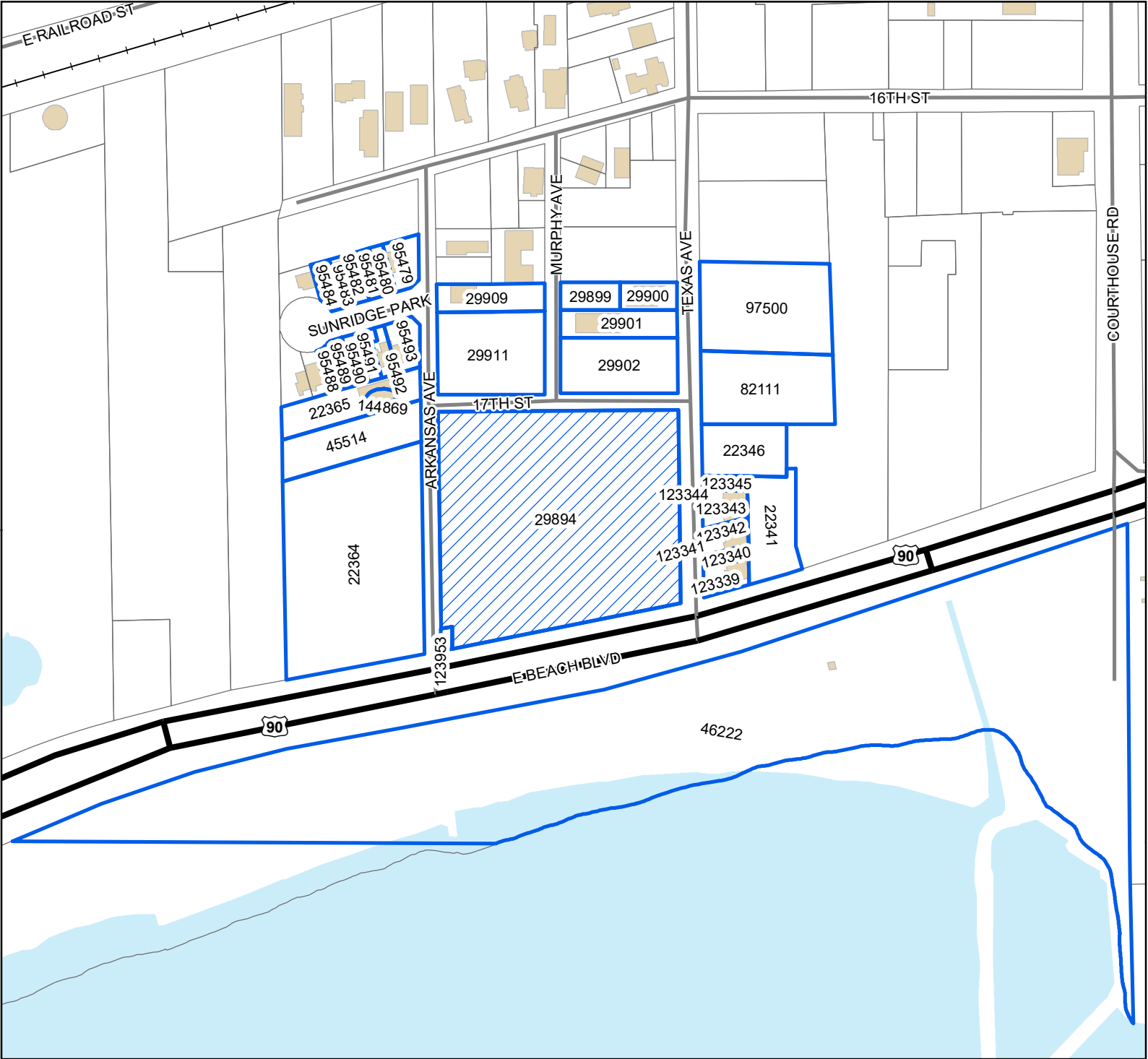
COUNTY OF PEARL RIVER

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Wallace Shelton Parker who acknowledged that he is Member of **GULFVIEW HOMES, LLC, a Mississippi Limited Liability Company**, and that he signed, executed, and delivered the above and foregoing instrument of writing on the day and year therein mentioned, after having been duly authorized by said Company to do so.

GIVEN under my hand and seal of office on this, the 18th day of June, 2021.

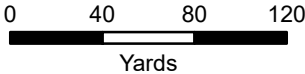
Kim Ware
NOTARY PUBLIC
My Commission Expires:
(NOTARY SEAL)





Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 250 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			GULFVIEW HOMES, LLC (OWNER)	P O BOX 6496	GULFPORT	MS	39506
			HEINRICH & ASSOCIATES (AGENT)	1806 23RD AVE	GULFPORT	MS	39501
N			Adjacent Property Owners				
	123343	0911B-02-021.005	4C RENTALS LLC	5969 N EAGLE SUMMIT RD	OWASSO	OK	74055
N	123342	0911B-02-021.004	4C RENTALS LLC	5969 N EAGLE SUMMIT RD	OWASSO	OK	74055
	95484	0911B-02-048.006	ADAMS PATRICIA G	300 E GRESHAM STREET	INDIANOLA	MS	38751
	95482	0911B-02-048.004	ALLEN MARY JANE	112 SUNRIDGE PARK	GULFPORT	MS	39507
	95483	0911B-02-048.005	BROWN HORACE T	114 SUNRIDGE PARK CIR	GULFPORT	MS	39507
	95488	0911B-02-048.010	CHANDLER JEANNE F	115 SUNRIDGE PK	GULFPORT	MS	39501
	82111	0911B-02-009.001	CHEVALIER BRIAN	2510 PROVENCE PLACE	BILOXI	MS	39531
	95490	0911B-02-048.012	CLARK LAQUETTA JOY	111 SUNRIDGE PK	GULFPORT	MS	39507
	123345	0911B-02-021.007	DUPLANTIS CODY J & LINDA A	80 E BEACH BLVD #7	GULFPORT	MS	39507
	29911	0911B-02-023.000	ELISITY DEVELOPMENT LLC	105 SUNRIDGE PARK	GULFPORT	MS	39507
	22346	0911B-02-019.000	FORBES JACK JR	247 S HIGH SCHOOL AVE	COLUMBIA	MS	39429
	123340	0911B-02-021.002	GULF COAST DEVELOPMENT LLC	22 HONEY LOCUST COURT	LAFAYETTE HILL	PA	19444
	123953	0911B-02-022.001	GULFPORT CITY OF	106 DOGWOOD DR	GULFPORT	MS	39507
	46222	0911B-03-001.000	GULFPORT CITY OF -BEACHES-	25 JAY DR RT 7	GULFPORT	MS	39503
	29894	0911B-02-022.000	GULFVIEW HOMES LLC	P O BOX 6496	GULFPORT	MS	39506
	29909	0911B-02-024.000	HERNANDEZ ELBA IRIS	204 ARKANSAS ST	GULFPORT	MS	39507
	95493	0911B-02-048.015	HILL DAVID CLAYTON & HEATHER	105 SUNRIDGE PK	GULFPORT	MS	39507
	22341	0911B-02-020.000	HRBAC THOMAS D -TRUSTEE-	103 COUNTRY MEADOW	CLINTON	MS	39056
	95491	0911B-02-048.013	JOHNSON JEANNE R	109 SUNRIDGE PK	GULFPORT	MS	39507
	45514	0911B-02-050.000	JONES ALAN M & ANDREA CABELL	2520 GREENVIEW DRIVE	GULFPORT	MS	39507
	29902	0911B-02-031.000	KNOX EDWARD	14765 N SWAN RD	GULFPORT	MS	39503
N	22365	0911B-02-049.000	KNOX EDWARD R	14765 N SWAN AVE	GULFPORT	MS	39503
	29901	0911B-02-032.000	KNOX EDWARD R	208 MURPHY AVE	GULFPORT	MS	39507
N	144869	0911B-02-049.001	KNOX EDWARD R	14765 N SWAN AVE	GULFPORT	MS	39503
	123344	0911B-02-021.006	MARTINI JEWELL LLC	875 HOLLY OAK PLACE	MONTEREY PARK	CA	91755
	29900	0911B-02-033.000	MEYER JAMES GORDON	5226 STUDELEY AVE	NORFOLK	VA	23508
	123341	0911B-02-021.003	MILLER JAMES H	80 EAST BEACH BLVD STE 3	GULFPORT	MS	39507
	123339	0911B-02-021.001	MILSTEIN MARC	22 HONEY LOCUST COURT	LAFAYETTE HILL	PA	19444
	22364	0911B-02-051.000	MISSISSIPPI LAND HOLDINGS LLC	P O BOX 3803	TALLAHASSEE	FL	32315
	95480	0911B-02-048.002	MUNDAY SANDRA N	406 CARIBE PLACE NORTH	GULFPORT	MS	39507
	29899	0911B-02-034.000	PARKER ROBERT W JR & RISE SYLVIA	124 CLARENCE DRIVE	GULFPORT	MS	39503
	97500	0911B-02-009.002	SMITH EMILY C & WILLIAM J	71206 WHISKEY OAKS LN	COVINGTON	LA	70433
	95481	0911B-02-048.003	SYLVESTER RICHARD LEE & LISA ANN	34462 SHARON AVE	PAW PAW	MI	49079

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	95489	0911B-02-048.011	UNSWORTH JOYCE RAYBORN	113 SUNRIDGE PARK	GULFPORT	MS	39507
	95492	0911B-02-048.014	WEST IMA LOIS	107 SUNRIDGE PARK	GULFPORT	MS	39507
	95479	0911B-02-048.001	WILL TED L	1909 COOK ST	MONTROSE	GA	31065

RE: Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Planning Commission Approval 2201PC006:

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2201PC006

Hearing Date: January 27, 2022

Current Zoning/Use: R-1-5 / Single Family Home

Legal: Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6.

TECHNICAL DETAILS

The applicant request Planning Commission Approval for the placement of a 16' x 60' mobile home located at George Ave, zoned R-1-5 (Single-family), Ward 6.

Upon staff review of aerial imagery, the parcel is currently vacant property. The immediate surrounding parcels are single-family homes; however there are existing mobile homes in the area. (See attached map) Per the ordinance off street parking for mobile home requires two parking spaces 9x18 asphalt or concrete. In addition, upon review of the site plan submitted by the applicant, all required setbacks have been met.

EXECUTIVE SUMMARY

Although the surrounding neighboring properties is primarily single-family homes, there is a mixed use of single-family homes and mobile homes.

Any approval should consider these conditions:

1. Requires curb cut through engineering approved by engineering.
2. Tree permit must be applied for and approved before placement of mobile home.
3. Two parking spaces 9x18 asphalt or concrete.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 1/13/22.

Public Works: No conditions. Memo dated 1/13/22.

Traffic and Safety: No conditions. Memo dated 1/07/22.

Building Code Services: Mobile Homes must meet Wind Zone II requirements and minimum standards. Memo dated 1/7/22.

GIS: No conditions. Memo dated 1/11/22.

Police Department: No comment as of 1/20/22.

h.12

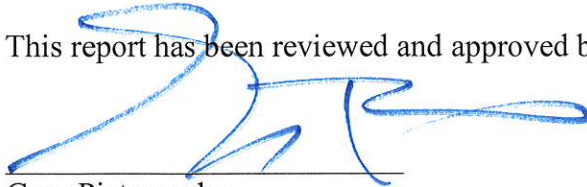
Technical Report
PLANNING COMMISSION APPROVAL

Fire Department: No conditions. Memo dated 1/7/2022.

City Arborist: No conditions. Memo dated 1/7/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

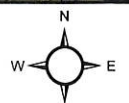


Area Map

Printed 1/5/2022



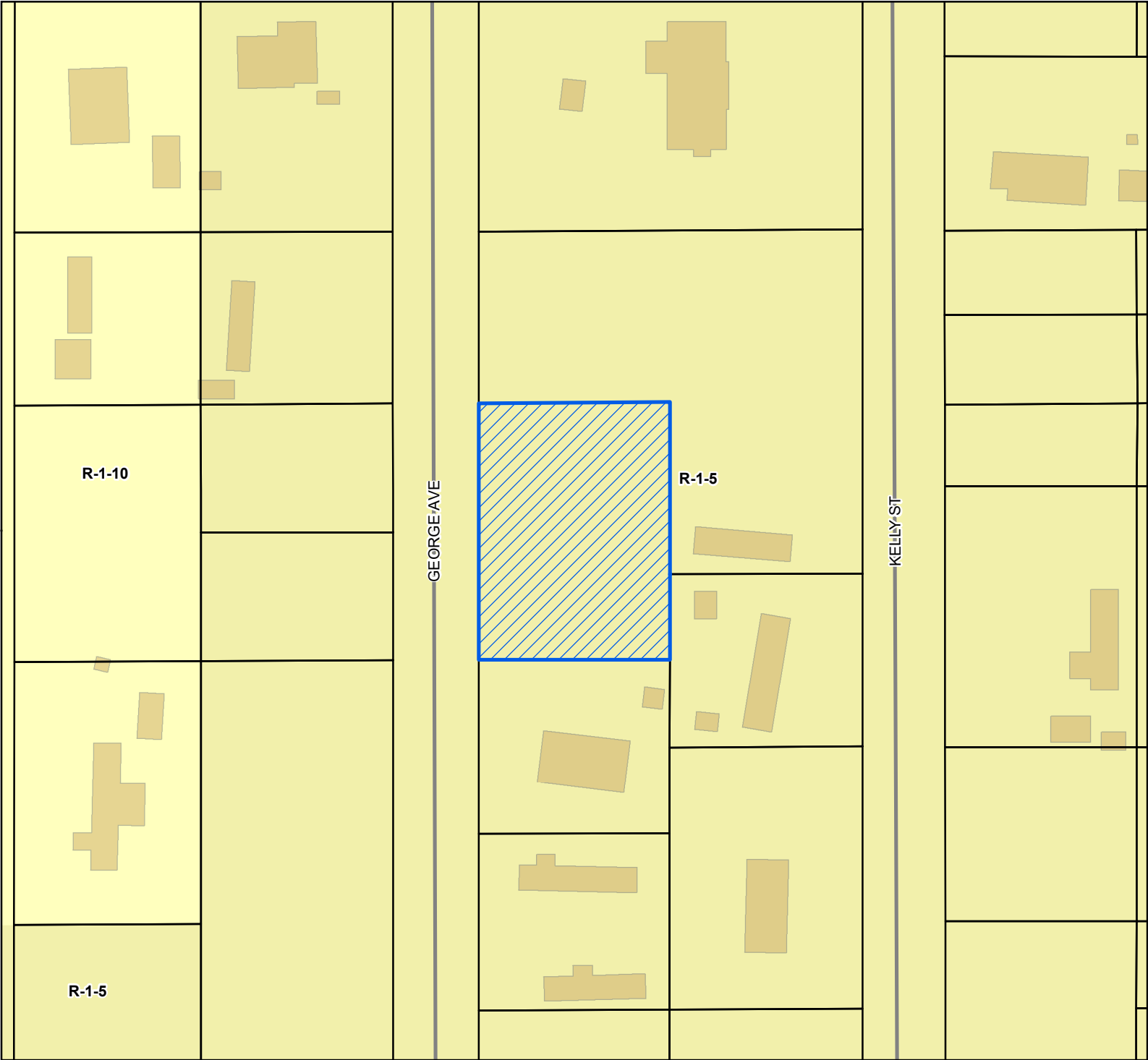
-  Subject Property
-  Mobile Homes in the Neighborhood
-  Parcels



1 inch = 200 feet

DATA DISCLAIMER:

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 Site

 Street

 Parcels

 Buildings

Zoning

 R-1-10 - Single Family Residence (Low Density)

 R-1-5 - Single Family Residence District (Medium Density)

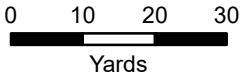
Site Information

09071-03-055.000

Zoning: R-1-5 (Single Family)

Size: 16,311 sq ft.

Flood: X



1 inch = 80 feet



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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	9	0	7	1

 -

0	3

 -

0	5	5

 •

0	0	0

For Staff Use Only
Case Number: 2201 PC 006
Date Received: 11-30-21
Receipt Number: _____
Received By: N.N.
Zoning: P-1-5
Ward: 6 Flood: X
Size: 16,311 sq ft.
(If necessary, use separate sheet of paper)

Address of Property Involved: _____

Lot(s) 27, 28, 29, Block(s) 4, Subdivision Resubdivision of unit #1 of
Biloxi River Estates
General Location: Harrison County Mississippi Plat book 22 Page 25

GENERAL DESCRIPTION OF REQUEST:

Place mobile Home. 16 X 60

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Cecil E. Borzik
Printed Name of Owner
13494 Alcedo Lizana Rd
Mailing Address
Gulfport MS 39503
City State Zip code
228-223-1590
Home Phone Work/Cell Phone
borzikc@yahoo.com
Email
Cecil E. Borzik
Signature of Owner

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT)

vt
Virginia M. Borzik

ADDRESS (STREET, CITY, STATE, ZIP CODE)

13494 Alcede Lizana Rd Gulfport MS 39503

PHONE # (H)

(W)

228-234-3000

TAX PARCEL NUMBER(S) OWNED

09071-03-055-000

SIGNATURE:

Virginia M. Borzik

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU:

Cecil E. and Virginia M. Borzik

Parcel #09071-03-055.000

Access to said property is an existing culvert at George Ave.

Water supply and waste disposal is existing at George Ave. Taps will need to be provided.

Fire and Police protection is provided.

The area has minimal traffic.

Existing mobile homes on connecting parcels.

Cecil E. Borzik

Virginia M. Borzik

REVIEWED

SCANNER



J. Johnson 1st Judicial District
Instrument 2021 6641 D - J1
Filed/Recorded 5/17/2021 03:25 P
Total Fees \$ 26.00
2 Pages Recorded

GRANTOR ADDRESS:

Richard A. Bostick and Dianna L. Bostick
15385 Walter Smith Rd. Gulfport MS 39503
228-265-2845

GRANTEE ADDRESS:

Cecil E. Borzik and Virginia M. Borzik
13494 Alcede Lizana Rd. Gulfport MS 39503
228-223-1590

PREPARED BY and RETURN to:

Richard A. Bostick
15385 Walter Smith Rd. Gulfport MS 39503
228-265-2845

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, Richard A. Bostick and Dianna L. Bostick does hereby sell, convey and warrant unto, Cecil E. Borzik and Virginia M. Borzik as joint tenants with full rights of survivorship, and not as tenants in common, the following property being located in Harrison Country, Mississippi, and being further described as follows, to-wit:

Lots Twenty Seven(27), Twenty Eight(28) and Twenty Nine(29) in Block Four(4), Resubdivision of Unit #1, of Biloxi River Estates, as per the map or plot therefore on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi and being recorded in Plat Book 22 at page 25 thereof.

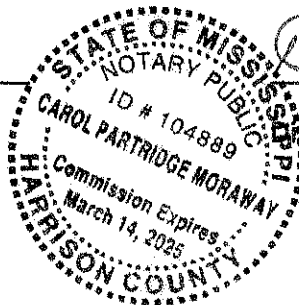
THIS CONVEYANCE IS MADE SUBJECT TO: (1) any prior reservation of oil, gas and other minerals; (2) any Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges, and any Amendments thereto, if applicable, to the above described property, and recorded in the Office of Chancery Clerk of Harrison County, Mississippi; (3) any utility and /or drainage easements shown on the subdivision plat referred to above recorded in the Office of Chancery Clerk of Harrison County, Mississippi; (4) the lien of the State of Mississippi and County of Harrison for taxes for the current year which have accrued but are not yet payable.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WITNESS MY SIGNATURE on this 17th day of May, 2021.

Richard A. Bostick

Richard A. Bostick



Dianna L. Bostick

Dianna L. Bostick

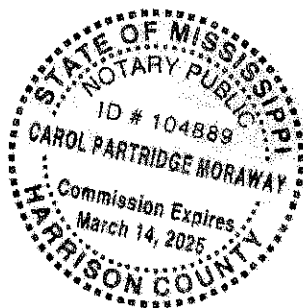
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within name, Richard A. Bostick and Dianna L. Bostick, who acknowledged that they signed and delivered the above and foregoing Warranty Deed as the free and voluntary act on the Day and year therein mentioned.

GIVEN UNDER MY HAND and official seal of office, this 17th day of May, 2021.

Carol Partridge Moraway

NOTARY PUBLIC

5/17/2021



My Commission Expires:

3/14/2025

09071-03-080.000

09071-03-027.001



Area Map

Printed 1/7/2022

13539 GEORGE AVE

09071-03-056.000

13523 KELLY ST

09071-03-027.000

09071-03-025.001

13520 KELLY ST

09071-03-003.002

09071-03-003.001

09071-03-003.000

09071-03-057.000

13515 GEORGE AVE

09071-03-028.000

09071-03-059.000

09071-03-077.000

09071-03-060.000

13501 GEORGE AVE

Handwritten notes:
 27
 39
 25
 60
 30
 30
 5

Concrete drive

09071-03-055.000

13497 KELLY ST

09071-03-024.000

13486 KELLY ST

09071-03-029.000

13487 KELLY ST

09071-03-023.000

09071-03-077.001

09071-03-061.000

09071-03-054.000

13488 GEORGE AVE

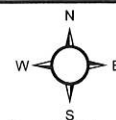
09071-03-030.000

13483 KELLY ST

09071-03-022.000

09071-03-076.000

Handwritten signature: Carol E. Harris



1 inch = 67 feet

● Addresspoints

■ 0.2% Annual Chance Flood Hazard

~ Minor/Residential

□ Open Water or X

☁ WaterFeatures

▭ Parcels

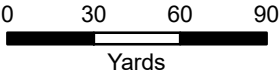
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Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 200 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	88168	09071-03-055.000	CECIL E BORZIK	13494 ALCEDE LIZANA RD	GULFPORT	MS	39503
N	88168	09071-03-055.000	BORZIK CECIL E & VIRGINIA M	13494 ALCEDE LIZANA RD	GULFPORT	MS	39503
N			Adjacent Property Owners				
	93291	09071-03-054.001	BOSTICK RICHARD A & DIANA L	15385 WALTER SMITH RD	GULFPORT	MS	39503
N	88161	09071-03-028.000	BOSTICK RICHARD A & DIANNA L	15385 WALTER SMTH RD	GULFPORT	MS	39503
N	88162	09071-03-029.000	BOSTICK RICHARD A & DIANNA L	15385 WALTER SMITH RD	GULFPORT	MS	39503
N	44195	09071-03-030.000	BOSTICK RICHARD A & DIANNA L	15385 WALTER SMITH RD	GULFPORT	MS	39503
	44141	09071-03-056.000	BOWMAN DANIEL R	13539 GEORGE AVE	GULFPORT	MS	39503
	44226	09071-03-023.000	BRESLIN OBERIA E	1203 IBERVILLE DR	OCEAN SPRINGS	MS	39564
	88157	09071-03-024.000	BREWER PATRICIA EVERETT-L/E-& DANIE	P O BOX 1166	BILOXI	MS	39533
	44181	09071-03-054.000	BURDINE TINY KATE	13488 GEORGE AVE	GULFPORT	MS	39503
	44146	09071-03-059.000	CRAMER SHANNA N & JONATHAN P	14437 DUCKWORTH COVE	GULFPORT	MS	39503
	88170	09071-03-060.000	CRAMER SHANNA N & JONATHAN P	13501 GEORGE AVE	GULFPORT	MS	39503
	136610	09071-03-025.001	FABELA-CONTORNO MICHAEL	13520 KELLY ST	GULFPORT	MS	39503
	88146	09071-03-003.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	130660	09071-03-003.001	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	130661	09071-03-003.002	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	44144	09071-03-057.000	HEBERT KENNETH	13348 GWEN AVE	GULFPORT	MS	39505
	88182	09071-03-077.000	HOLLAND ALYXIA MOORE	13492 SCOTT ST	GULFPORT	MS	39503
N	99904	09071-03-077.001	HOLLAND ALYXIA MOORE	13492 SCOTT ST	GULFPORT	MS	39503
	88172	09071-03-061.000	HOLLIMAN PATRICIA A	13411 GEORGIA AVE	GULFPORT	MS	39503
	88184	09071-03-078.000	MOORE LORIA	13440 SCOTT STREET	GULFPORT	MS	39503
	99905	09071-03-079.001	NUNN RUSSELL W & HELEN T	274 CROSS GATES BLVD	SLIDELL	LA	70461
	88160	09071-03-027.000	TOLBERT DENNIS -ESTATE-	13523 KELLY ST	GULFPORT	MS	39503

RE: Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr., Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr., Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Holliman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC., tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 5th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: **Zoning Map Amendment 2201PC009:**

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2201PC009

Hearing Date: January 27, 2022

Current Zoning/Use: B-4 / Single-family

Legal: Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 2.92 acres of property from B-4 (Highway business) to R-1-15 (Single-family) zone. Constructed in 1978, according to Harrison County land roll records as combined, the property has a single-family home. The applicant has combined the parcels with the Harrison County Tax Assessor's office.

Planning Commission denied the rezoning of these parcels along with the parcels directly to the west. However, the decision was appealed and City Council voted to approve the request to rezone from B-4 (Highway business) and R-1-15 (Single-family) to completely B-4. Case # 2104PC075. Although the existing non-conforming structure was to be abandon with the approved zoning map amendment, it seems as if the owner has changed their mind. In doing so, they are requesting the rezoning to R-1-15 so they can do any exterior or interior repairs, remodels, alterations, and additions.

According to the City's 2002 Comprehensive Plan, the parcels were intended to become a park or preserve area as it would separate some high intensity commercial from single-family homes. However, the property has never formally been used for a park.

g.h.

Technical Report

Zoning Map Amendment

The applicant has not chosen public need as justification for change of the current zoning district:

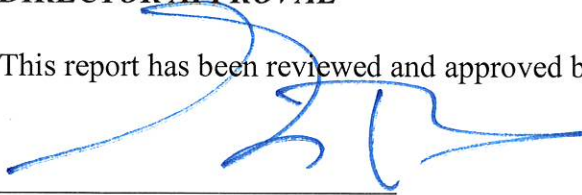
1. Mistake or error is not addressed by the applicant.
2. Public need is not addressed by the applicant.

EXECUTIVE SUMMARY

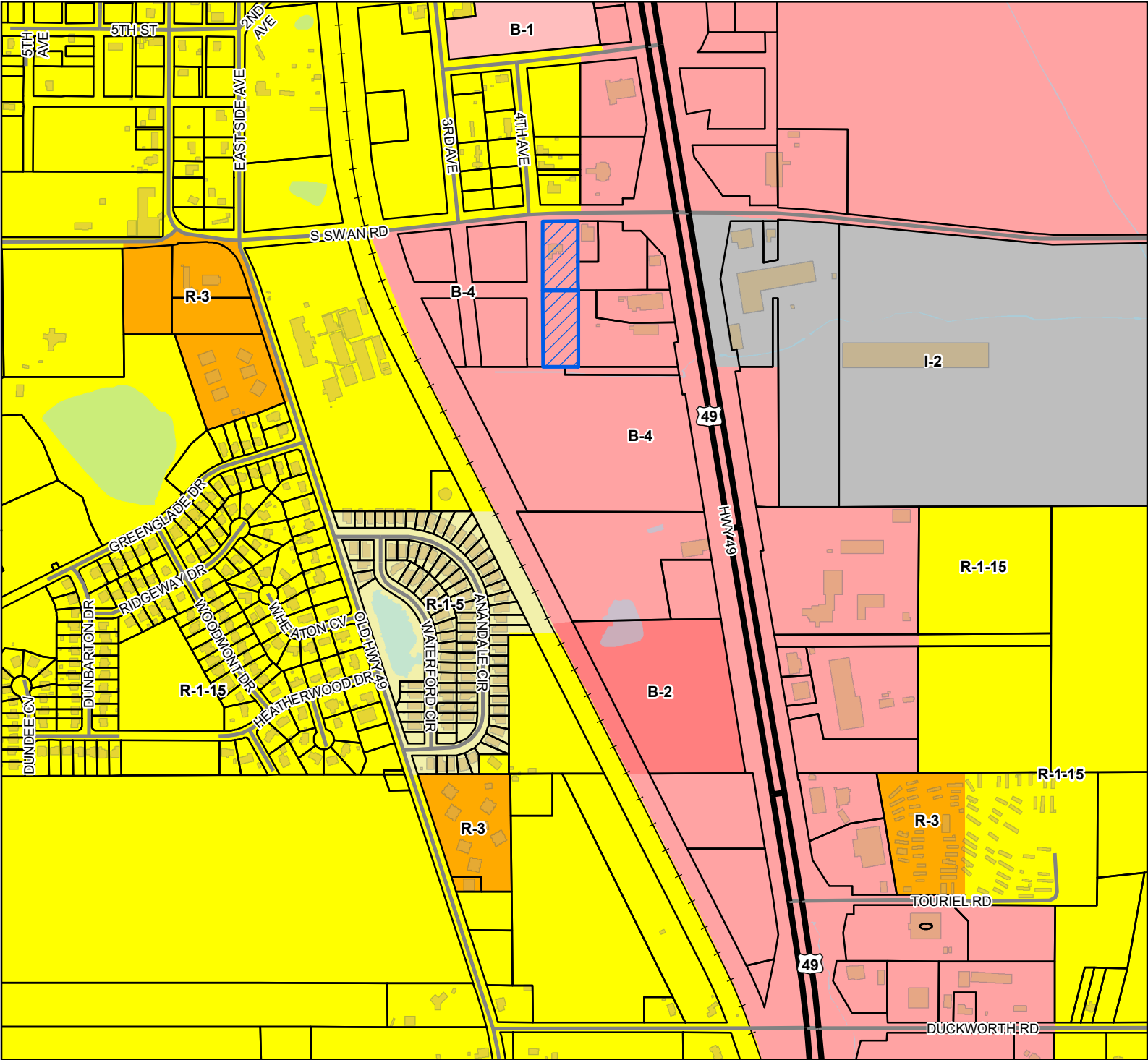
The applicant has not proven by clear and convincing evidence justification for the rezoning request. In addition, the applicant was approved through City Council to have the existing parcel and surrounding properties to the west completely zoned B-4 (Highway business). Lesser districts of R-B and R-O would allow the existing structure to be conforming without having to go through another rezoning. This request should be denied and the entire property should consider a more appropriate zoning. The rezoning of this one property may give the appearance of spot zoning.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

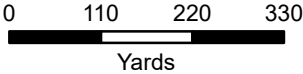


- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features

- Zoning**
- B-1 - Neighborhood Business District
 - B-2 - General Business District
 - B-4 - Highway Business District
 - I-2 - Heavy Industry District
 - R-1-15 - Single Family Residence District (Low Density)
 - R-1-5 - Single Family Residence District (Medium Density)
 - R-3 - General Residence (High Density)

Site Information

0707H-01-012.000
0707H-01-013.000
Zoning: B-4 (Highway Business District)
Size: 2.92 acres



1 inch = 692 feet



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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Property Information

TAX PARCEL #

0	7	0	7	H	-	0	1	-	0	1	2	•	0	0	0
0	7	0	7	H	-	0	1	-	0	1	3	•	0	0	0
					-			-				•			

Case File #: 2201PC009Date Received: 12/3/21

Receipt #: _____

Received By: D2Zoning: B-4Ward: 7 Flood: X2.92 ACRES

(If necessary, use separate sheet of paper)

Address of Property Involved: 16119 S. Swan RoadLot(s) _____, Block(s) 28 & 31, Subdivision _____General Location: Abuts South Swan Rd**GENERAL DESCRIPTION OF REQUEST:**Re-zone property from B-4 to R-1-15**OWNERSHIP AND CERTIFICATION:**

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Printed Name Of Owner BRIAN A. MCGINLEY

Printed Name Of Agent _____

Mailing Address

Mailing Address _____

GULFPORT MS 39503

City State Zip code

City State Zip code

(228) 313-1855 (228) 377-5496

Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

mcginley565@gmail.com

Email

Email _____

[Signature]

Signature Of Owner

[Signature]

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) ROBERTA G. MCGINLEY

ADDRESS (STREET, CITY, STATE, ZIP CODE) 16119 SOUTH SWAN RD, GULFPORT, MS 39503

PHONE # (H) (228) 313-5885 (W) _____

TAX PARCEL NUMBER(S) OWNED 07074-01-012.000 & 07074-01-013.000

SIGNATURE: Roberta G. McGinley

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

Brian and Roberta McGinley
16119 South Swan Rd
Gulfport, MS 39503

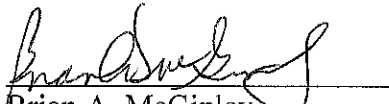
City of Gulfport
Urban Development – Planning Division
1410 24th Avenue
Gulfport, MS 39501

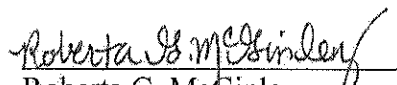
Subject: Application for Zoning Map Amendment/Land Use Reclassification

BLUF: Requesting our property (16119 South Swan Rd) be re-zoned as residential

Tax Parcel Numbers: 0707H-01-012.000 & 0707H-01-013.000

As of the annexing of this area to Gulfport in 1997, this property was zoned as business (B-4) even though a residence/house was built in 1978 and remains standing. We acquired this house/property in 2002 and was unaware of the rules pertaining to building of a much-needed permanent structure (12'x 21' shed) on our property. Now, understanding the rules that we cannot build a shed until the property has been re-zoned as residential. Please allow this property to be re-zoned from *B-4* to *R-1-15* as the properties directly across the street from our property. We plan on living in this house for many years to come. We are hoping for the shed, to include the foundation with footers, to be built in-place as soon as the re-zoning is approved.


Brian A. McGinley


Roberta G. McGinley

TAX YEAR 20_____



LAND ROLL CHANGE REQUEST FORM

The Tax Assessor's office will no longer combine or split parcels upon request unless there is a deed or other legal document filed of record in the Chancery Clerk's office within the proper legal time frame and which meets the statutory requirements, or unless there is an official written request given to this office by a governing entity.

Owner: Brain & Roberta McGinley Date: 12-3-21

Address: 1619 S Swan Rd
Gulfport, MS 39503

Phone # 228-313-1855 Request taken by: SDuhiss

BEFORE THIS REQUEST CAN BE COMPLETED BY THE TAX ASSESSOR'S OFFICE THE FOLLOWING MUST BE CHECKED BY A DEPUTY FOR EACH PARCEL INVOLVED AND MUST BE SIGNED BY THE PROPERTY OWNER.

Parcel Numbers Involved

0707H-01-012.000
0707H-01-013.000

- ☐ SPLIT
- ☒ COMBINATION (PARCEL # TO KEEP)
- | | | | | |
|--|-----|-------------------------------------|----|-------------------------------------|
| ☐ ARE PARCELS CONTIGUOUS | YES | ☒ | NO | ☐ |
| ☐ ARE PARCELS MIXED TITLE | YES | ☐ | NO | ☒ |
| ☐ ARE THERE IMPROVEMENTS INVOLVED | YES | ☒ | NO | ☐ |
- ☐ IF THERE ARE IMPROVEMENTS, WHICH PARCEL OR PARCELS ARE THE IMPROVEMENTS LOCATED ON 0707H-01-012.000
- | | | | | |
|--|-----|-------------------------------------|----|--------------------------|
| ☐ IS THERE A HOMESTEAD INVOLVED | YES | ☒ | NO | ☐ |
|--|-----|-------------------------------------|----|--------------------------|
- ☐ IF THERE IS A HOMESTEAD INVOLVED, WHICH PARCEL HAS THE PRIMARY HOME ON IT both
- | | | | | |
|--|-----|-------------------------------------|----|--------------------------|
| ☐ ARE PARCELS IN SAME TAXING DIST | YES | ☒ | NO | ☐ |
|--|-----|-------------------------------------|----|--------------------------|
- ☐ IF THIS IS A SPLIT FOR A MOBILE HOME, HAS THE SPLIT BEEN APPROVED BY ZONING
- | | | | |
|-----|--------------------------|----|--------------------------|
| YES | ☐ | NO | ☐ |
|-----|--------------------------|----|--------------------------|
- ☐ ARE ALL APPLICABLE GOVERNMENTAL REQUESTS ATTACHED
- | | | | |
|-----|--------------------------|----|--------------------------|
| YES | ☐ | NO | ☐ |
|-----|--------------------------|----|--------------------------|

PROPERTY OWNER

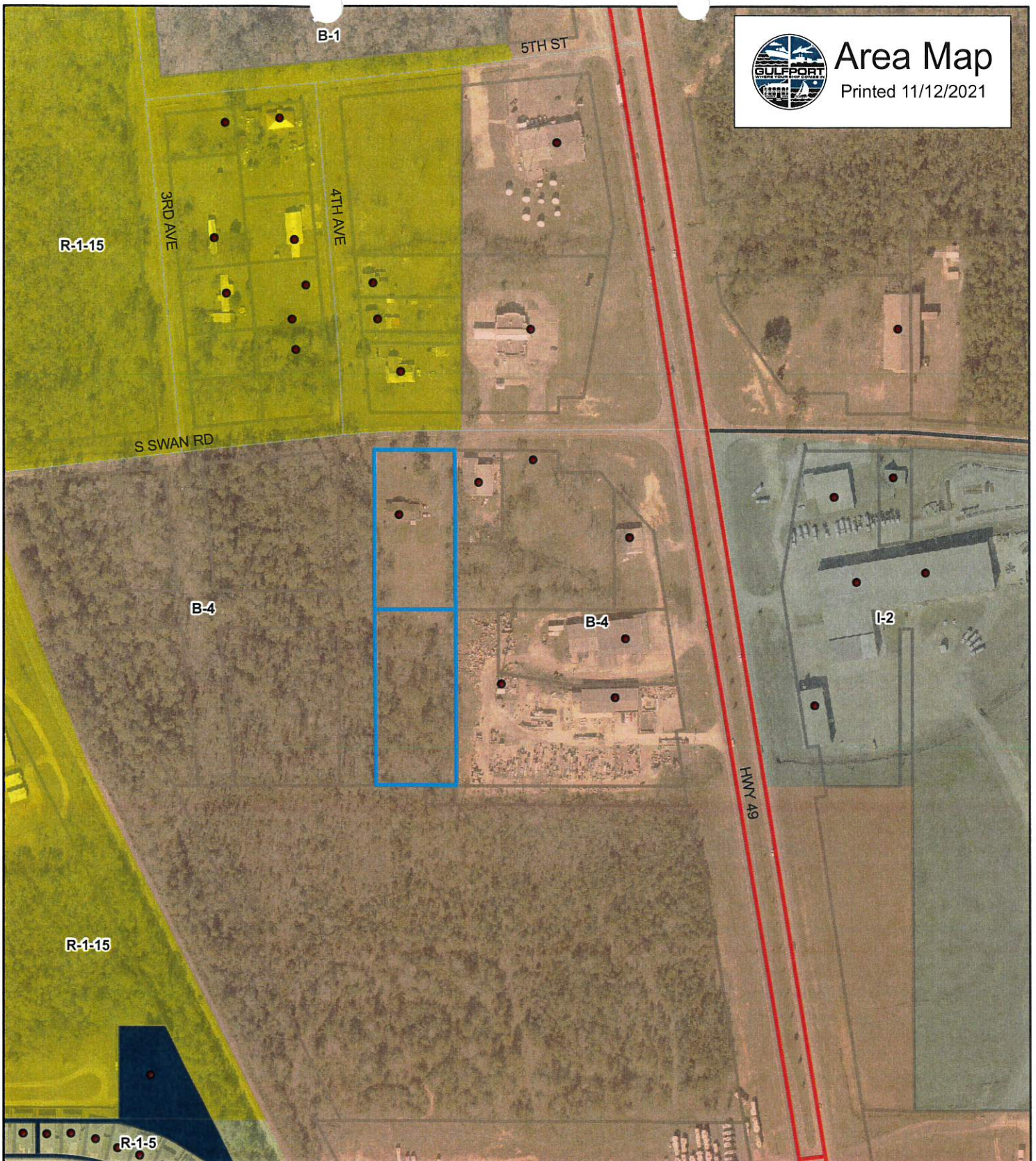
If a mortgage company pays the taxes on any of the parcels involved in this request, it is up to you, the property owner, to notify the mortgage company of the change that may result from this request if approved.

Signature of property owner: [Signature]
If not signed in front of a Deputy Tax Assessor this form must be notarized.



Area Map

Printed 11/12/2021



1 inch = 278 feet

● Addresspoints	Harrison_HughRes_2020.sid
Principal Arterial	RGB
Collector	Red: Band_1
Minor/Residential	Green: Band_2
Parcels	Blue: Band_3

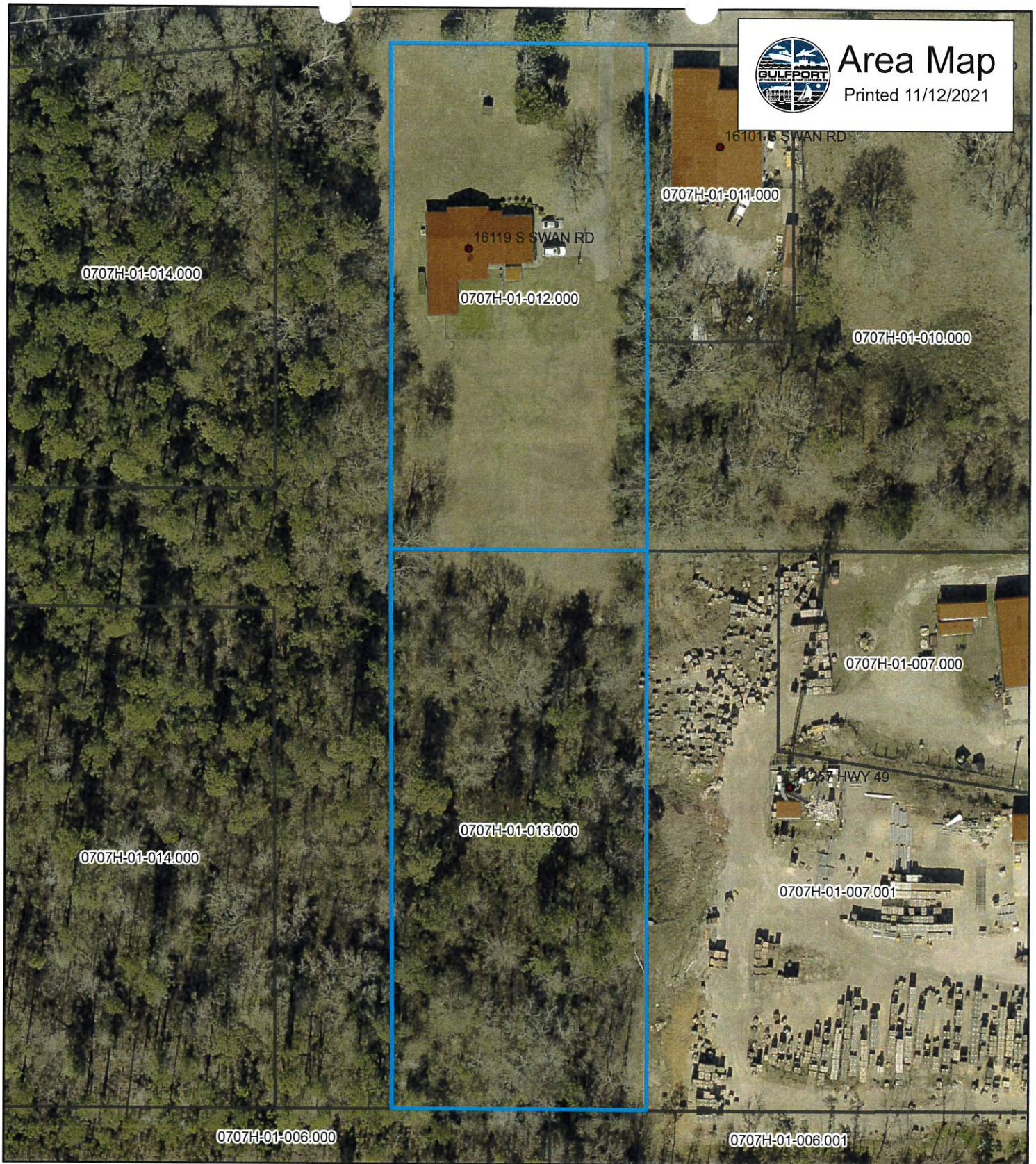
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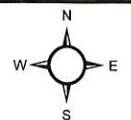


Area Map

Printed 11/12/2021



● Addresspoints	Harrison_HughRes_2020.sid
~ Minor/Residential	RGB
□ Parcels	Red: Band_1
	Green: Band_2
	Blue: Band_3



1 inch = 88 feet

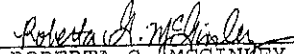
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BOOK 1608 PAGE 334

WITNESS OUR SIGNATURE, on this the 27th day of November, 2002.


BRIAN A. MCGINLEY

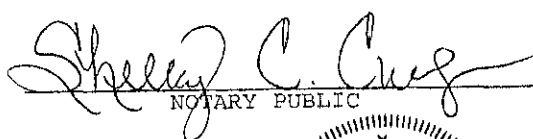

ROBERTA G. MCGINLEY

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BRIAN A. MCGINLEY AND ROBERTA G. MCGINLEY, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27th day of November, 2002.


NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT PREPARED BY:
GULF TITLE COMPANY, INC.
10576 KLEIN ROAD
GULFPORT, MS. 39503
228-539-0909
OUR FILE # 023012



STATE OF MISSISSIPPI
COUNTY OF HARRISON



J. H. H.
1st Judicial District
Instrument Number 2002 9295 D
Filed 12 3 2002 4 31 P
Total Fees 8.00
Book 1608 Page 333-334 Recorded 12462

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, BRIAN A. MCGINLEY AND WIFE, ROBERTA G. MCGINLEY, 16119 SOUTH SWAN ROAD, GULFPORT, MS. 39503, 228-328-4376, does hereby sell, convey and quit claim unto BRIAN A. MCGINLEY, AND WIFE, ROBERTA G. MCGINLEY, 16119 SOUTH SWAN ROAD, GULFPORT, MS. 39503, 228-328-4376, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

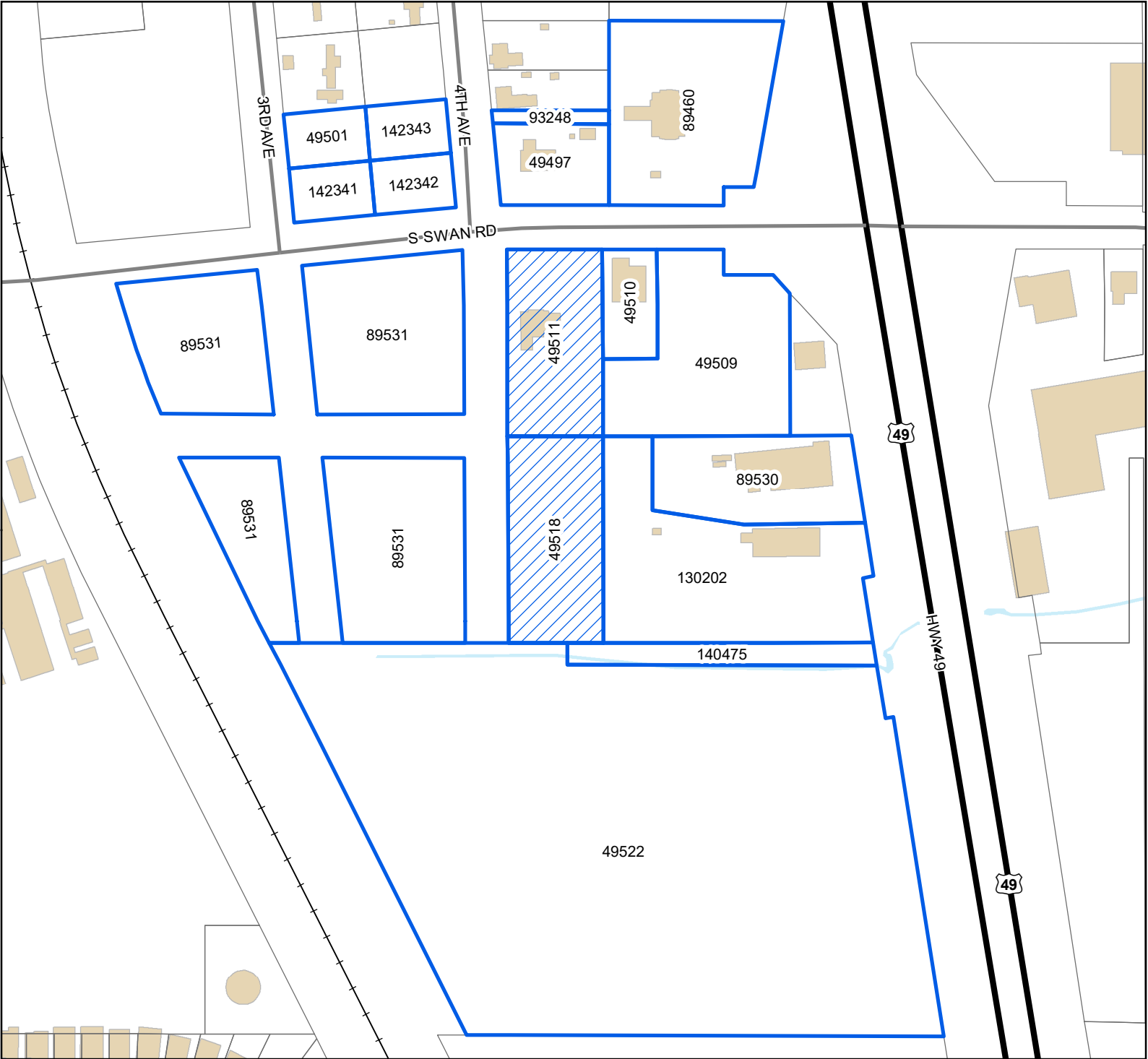
The West 175 feet of Block 28 and the West 175 feet of Block 31, Original Lyman, being a subdivision located in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in Plat Records in the Office of the Chancery Clerk of Harrison County, Mississippi.

AND ALSO:

That portion of 8th Street, adjacent to the West 175 feet of Block 28 and the West 175 feet of Block 31, Original Lyman, and now being vacated pursuant to that certain Decree rendered in Harrison County Chancery Court Cause No. 108,334, filed March 5, 1996, and recorded in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed Book 1329, Page 140.

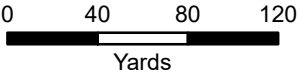
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years are specifically assumed by Grantees herein.



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 255 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		0707H-01-012.000	BRIAN A. MCGINLEY (OWNER)	16119 SOUTH SWAN RD	GULFPORT	MS	39503
N	49511	0707H-01-012.000	MCGINLEY BRIAN A & ROBERTA G	16119 SOUTH SWAN RD	GULFPORT	MS	39503
N	49518	0707H-01-013.000	MCGINLEY BRIAN A & ROBERTA G	16119 SOUTH SWAN RD	GULFPORT	MS	39503
N			Adjacent Property Owners				
	89530	0707H-01-007.000	CD1 LLC	11111 SHORECREST RD	BILOXI	MS	39532
N	130202	0707H-01-007.001	CD2 LLC	11111 SHORECREST RD	BILOXI	MS	39532
	49501	0707A-03-011.000	CROSBY CLIFFORD	716 LIVE OAK DR	BILOXI	MS	39532
N	142342	0707A-03-011.002	CROSBY CLIFFORD	716 LIVE OAK DR	BILOXI	MS	39532
N	142341	0707A-03-011.001	CROSBY CLIFFORD	716 LIVE OAK DR	BILOXI	MS	39532
	49509	0707H-01-010.000	CROWELL RAY L ETAL	2416 GREENVIEW DR	GULFPORT	MS	39507
	140475	0707H-01-006.001	DEDEAUX WILLIAM A	11111 SHORECREST RD	BILOXI	MS	39532
	89460	0707A-03-002.000	HANCOCK BANK	11700 PRESTON RD STE 660-#193	DALLAS	TX	75230
	49497	0707A-03-003.000	HART HELENE FRYOU	14290 4TH AVENUE	GULFPORT	MS	39503
	49522	0707H-01-006.000	HOLCOMB REBECCA M & LADNER JANICE	25 51ST ST	GULFPORT	MS	39507
	142343	0707A-03-011.003	MCCOY ELWOOD T	10480 KLEIN ROAD #73	GULFPORT	MS	39503
	89531	0707H-01-014.000	PYLANT JULIAN EMORY JR & JOHANNA C	2709 PEMBERTON DR	HOUSTON	TX	77005
	93248	0707A-03-004.003	SMITH LARRY E	14304 4TH AVE	GULFPORT	MS	39503
	49510	0707H-01-011.000	STEWART JAMES ROBERT JR	P O BOX 531	FORT SALERNO	FL	34992

RE: Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0055559

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Resubdivision 2201PC010:

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Technical Report

Resubdivision

GENERAL INFORMATION

Case File Number: 2201PC010

Hearing Date: January 27, 2022

Current Zoning/Use: R-4/ Vacant Lots

Legal: Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088 & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

TECHNICAL DETAILS

The applicant requests to divide 0.69 acres into 6 new parcels. The parcels were previously subdivided into 6 separate parcels; according to site plans provided by the applicant, the request is to resize the parcels to accommodate construction of townhouse dwellings.

The Gulfport Subdivision Regulations require that:

1. Each new parcel created is in compliance with appropriate zoning ordinances, building codes, and restrictive covenants, if any;
2. Each new parcel created shall have direct access to a dedicated public street for at least 14 feet, except that for corner lots the minimum shall be determined based on the minimum requirements as set forth in subsections IV(D)(3) and (6); and
3. Each new parcel created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

EXECUTIVE SUMMARY

At present, submitted site plans for lots 084-089 show parcels that are designed for townhouses; with the resize of the parcels, it accommodates the applicants request to build future dwellings in this area. Upon review of GIS resources, the applicant's request is in harmony with the surrounding areas.

Any approval should consider these conditions:

1. Must meet all current Building Codes, Ordinances, and ADA Standards for connectivity.
2. Each lot to have separate water and sewer services.

Technical Report

Resubdivision

DEPARTMENTAL CONDITIONS

Engineering: *See Public Works comments; Each lot to have separate water and sewer services. Memo dated 01/13/2022.*

Public Works: *Each lot to have separate water and sewer services. Memo dated 01/13/2022.*

Traffic and Safety: *No conditions. Memo dated 01/07/2022.*

Building Code Services: *Must meet all current Building Codes, Ordinances, and ADA Standards for connectivity. Memo dated 01/07/2022.*

GIS: *No conditions. Memo dated 01/11/2022.*

Police Department: *No comments as of 01/20/2022.*

Fire Department: *No conditions. Memo dated 01/07/2022.*

City Arborist: *No conditions. Memo dated 01/07/2022.*

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

Technical Report

Resubdivision

GENERAL INFORMATION

Case File Number: 2201PC010

Hearing Date: January 27, 2022

Current Zoning/Use: R-4/ Vacant Lots

Legal: Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088 & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

TECHNICAL DETAILS

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DEPARTMENTAL CONDITIONS

Engineering: No comments as of 01/10/2022.

Technical Report

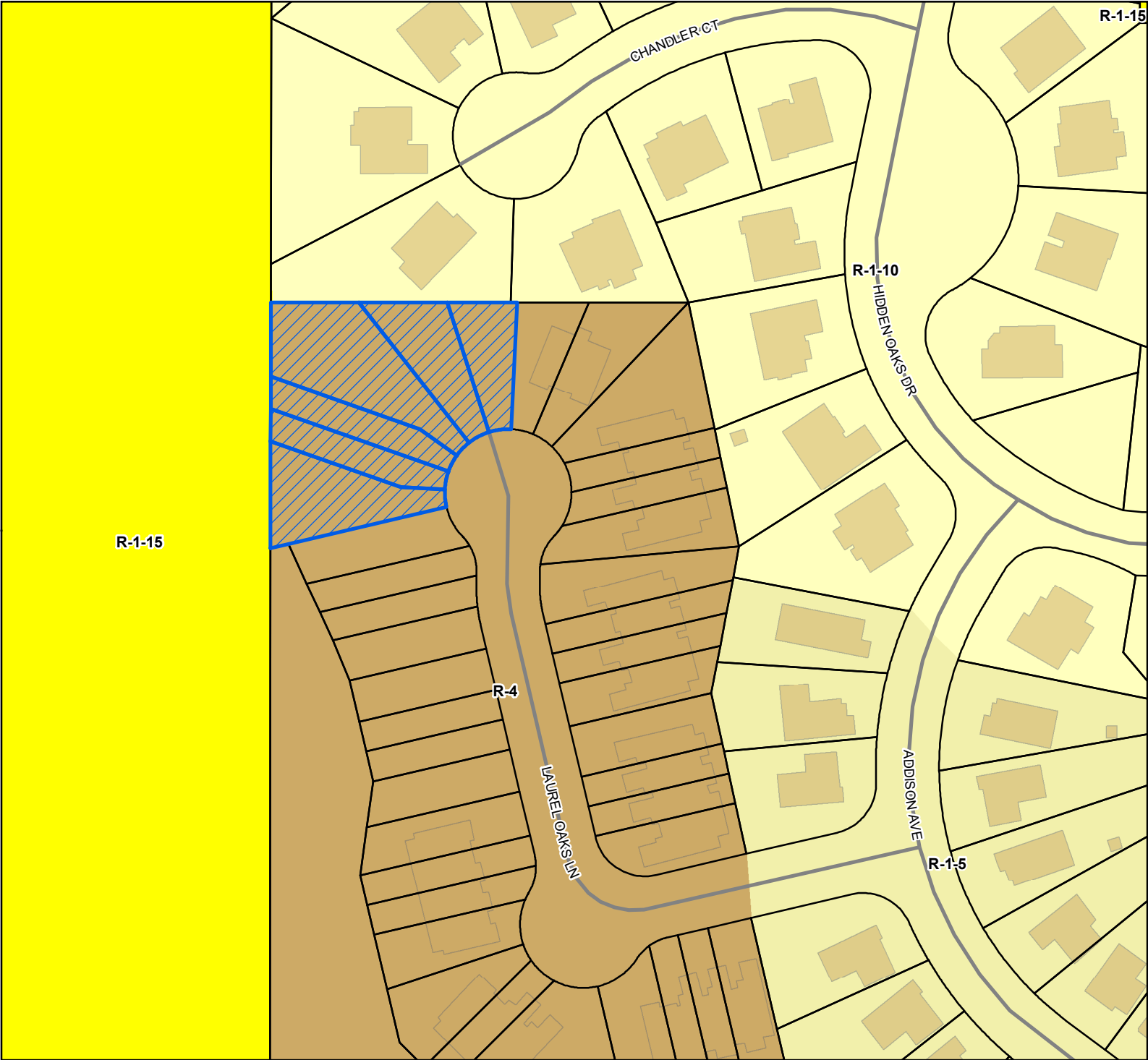
Resubdivision

<u>Public Works:</u>	No comments as of 01/10/2022.
<u>Traffic and Safety:</u>	No comments as of 01/10/2022.
<u>Building Code Services:</u>	Must meet all current Building Codes, Ordinances, and ADA Standards for connectivity. Memo dated 01/07/2022.
<u>GIS:</u>	No comments as of 01/10/2022.
<u>Police Department:</u>	No comments as of 01/07/2022.
<u>Fire Department:</u>	No conditions. Memo dated 01/07/2022.
<u>City Arborist:</u>	No conditions. Memo dated 01/07/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

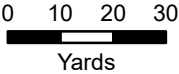


Site
 Street
 Parcels
 Buildings

Zoning

- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-1-5 - Single Family Residence District (Medium Density)
- R-4 - General Residence (High Density)

Site Information
0907K-01-004.084
0907K-01-004.085
0907K-01-004.086
0907K-01-004.087
0907K-01-004.088
0907K-01-004.089
Zoning: B-4 (Highway Business District)
Size: 0.69 Acres
Flood: X



1 inch = 110 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case Number: 2201 PC010Date Received: 12/3/21

Receipt Number: _____

Received By: D2Zoning: R-4Ward: 6 Flood: XSize: .69 ACRES

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL # 0907K-01-004.084
0907K-01-004.085
0907K-01-004.086

(If necessary, use separate sheet of paper)

Address of Property Involved: Laurel Oaks Lane (NO PHYSICAL ADDRESS)Lot(s) 084-089, Block(s) _____, Subdivision HIDDEN OAKS, PHASE I

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

RESUBDIVISION OF PARCELS

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Quail Creek Properties LLC
Printed Name of Owner

15293 Camelot Dr

Mailing Address

Diberville MS 39540

City

State

Zip code

(228) 806-8195 (228) 233-8165

Home Phone

Work/Cell Phone

realpropertieswithvanessa@gmail.com

Email

Signature of Owner

Printed Name of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

4) 0907K - 01 - 004 . 087
5) 0907K - 01 - 004 . 088
6) 0907K - 01 - 004 . 089



Covenant Affidavit

I, Quail Creek Properties LLC, being owner or agent of the property

PRINT NAME

0907 K - 01 - 004.084
0907 K - 01 - 004.085
0907 K - 01 - 004.086
0907 K - 01 - 004.087
0907 K - 01 - 004.088
0907 K - 01 - 004.089

PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Signature

12-3-21

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of December, 20 21

Notary Public



7/26/2025

Commission Expiration

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Boulevard
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
Thuy Tran
Hoc Tran
15293 Camelot Drive
D'Iberville, MS 39540
(228) 806-8195

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Boulevard
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
Quail Creek Properties, LLC,
a Mississippi Limited Liability Co., &
Eileen Tran
15293 Camelot Drive
D'Iberville, MS 39540
(228) 806-8195

File No. 0211952X

INDEXING INSTRUCTIONS: Lots 74A, 74B, 75A, 75B, 75C, 75D, Hidden Oaks S/D, Phase 1,
1st Judicial District, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Thuy Tran and Hoc Tran, do hereby sell, convey and quitclaim unto Quail Creek Properties, LLC, a Mississippi Limited Liability Company and Eileen Tran, as joint tenants with full rights of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in the First Judicial District, Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This being the same property as that conveyed to Thuy Tran and Hoc Tran by Warranty Deed recorded as Instrument No. 2021-983-D-J1 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

No title exam was performed and no title examination was requested. The description used on this deed was provided by the Client. No search was made of public records to determine the

accuracy of said description and said attorney, in preparing this deed, has relied, at the request of the Client, on the representation of the Grantor that the description provided is proper and accurate.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

The Grantees assume all property taxes for current years.

WITNESS OUR SIGNATURES, on this the 23rd day of July, 2021.



Thuy Tran



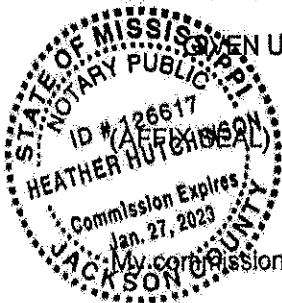
Hoc Tran

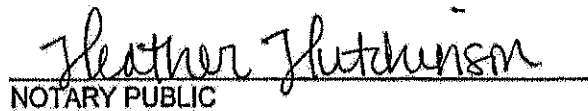
ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY, APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Thuy Tran and Hoc Tran, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof mentioned, for and on behalf of said company as its own act and deed, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of July, 2021.





NOTARY PUBLIC

My commission expires: 1/27/23

EXHIBIT "A"

Legal Description

Lots 74A, 74B, 75A, 75B, 75C, 75D, Hidden Oaks Subdivision, Phase I, a subdivision, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, Plat Book 45 at Page 10, thereof, reference to which is hereby made in aid of and as a part of this description.



SCALE: 1"=40'

NOW OR FORMERLY
HARRISON COUNTY
SCHOOL DISTRICT
0907L-01-001.000

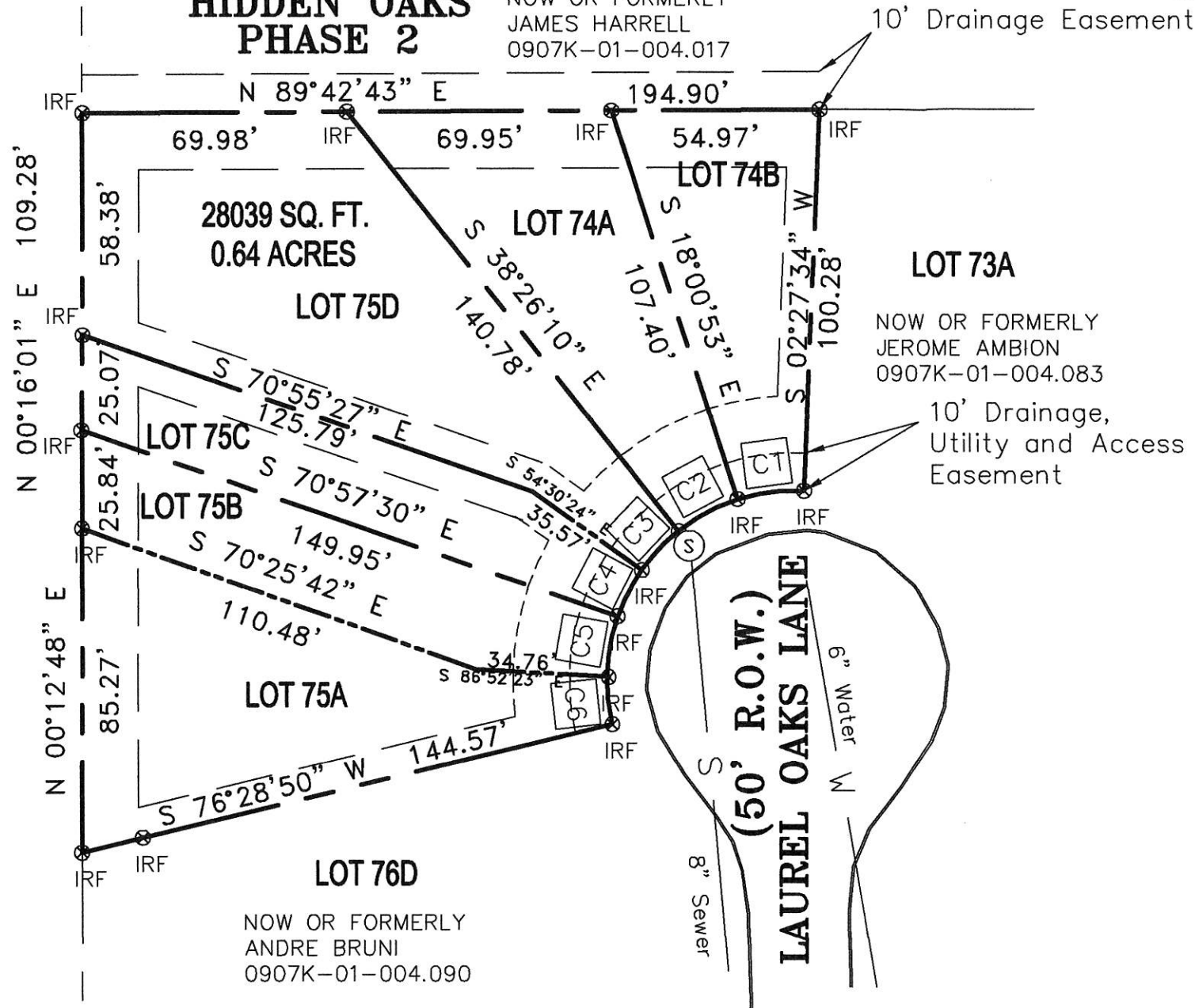
SETBACKS
FRONT 25'
REAR 15'
SIDE 8'

IRF 1/2" IRON ROD FOUND
IRS 1/2" IRON ROD SET
CMF CONCRETE MONUMENT
P=PLAT OF RECORD
M=MEASURED
D=DEED

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°14'35"	50.00'	17.67'	S 82°25'33" W	17.57'
C2	20°31'11"	50.00'	17.91'	S 62°02'39" W	17.81'
C3	16°16'00"	50.00'	14.20'	S 43°39'04" W	14.15'
C4	15°55'58"	50.00'	13.90'	S 27°33'06" W	13.86'
C5	18°28'31"	50.00'	16.12'	S 10°20'48" W	16.05'
C6	14°31'23"	50.00'	12.67'	S 06°08'57" E	12.64'

HIDDEN OAKS PHASE 2

NOW OR FORMERLY
JAMES HARRELL
0907K-01-004.017



NOW OR FORMERLY
ANDRE BRUNI
0907K-01-004.090

LOT 74A 3673 SQ FT 0.08 ACRES
LOT 74B 4805 SQ FT 0.11 ACRES
LOT 75A 8900 SQ FT 0.20 ACRES
LOT 75B 3521 SQ FT 0.08 ACRES
LOT 75C 3518 SQ FT 0.08 ACRES
LOT 75D 6285 SQ FT 0.14 ACRES

Lots currently served by
existing 6" city water and existing 8"
city sewer.

CERTIFICATE OF RESUBDIVISION RESUBDIVISION OF PARCELS

#0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086
#0907K-01-004.087, 0907K-01-004.088, 0907K-01-004.089

LOTS 74A, 74B, 75A, 75B, 75C, AND 75D
HIDDEN OAKS, PHASE 1

OVERALL LEGAL DESCRIPTIONS OF LAND PRIOR TO RESUBDIVISION

LEGAL DESCRIPTION
(DR 2018-7568-D-J1)

Lots Seventy Four A (74A), Seventy Four B (74B), Seventy Five A (75A), Seventy Five B (75B), Seventy Five C (75C) and Seventy Five D (75D), Hidden Oaks, Phase One, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45 at Page 10, thereof, reference to which is hereby made in aid of and as a part of this description.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

Bearings based on GPS Observation of the north line Lot 75D, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0255-H, Revised: 12/21/17. By graphic plotting.

This is to CERTIFY that this plat or map and the survey on which it is based were made by myself in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi", and that monuments shown exist as located and that the dimensional and other data are correct to the best of my knowledge and belief. This survey meets the closure requirements as prescribed by law.

Gary A. Durbin, P.L.S. 2401
Class "B" Survey
November 22, 2021
Revised: December 2, 2021



10877

SHEET 1 OF 4

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com



SCALE: 1"=40'

NOW OR FORMERLY
HARRISON COUNTY
SCHOOL DISTRICT
0907L-01-001.000

BUILDING
SETBACKS
FRONT 25'
REAR 15'
SIDE 8'

IRF 1/2" IRON ROD FOUND
IRS 1/2" IRON ROD SET
CMF CONCRETE MONUMENT
P=PLAT OF RECORD
M=MEASURED
D=DEED

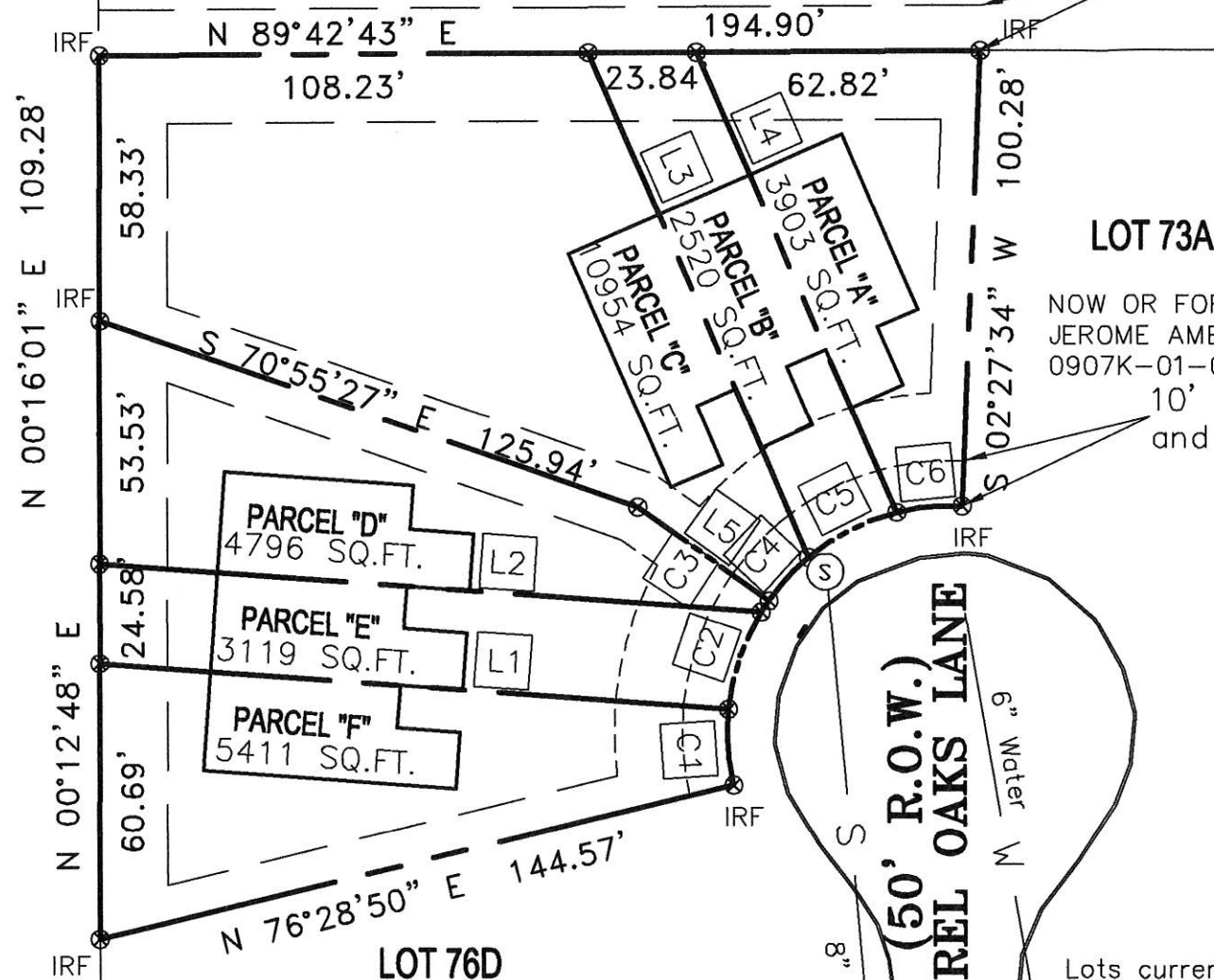
ALL CORNERS IRON RODS UNLESS
OTHERWISE NOTED

LINE	BEARING	DISTANCE
L1	S 85°49'02" E	139.60'
L2	S 85°49'02" E	146.91'
L3	S 23°31'39" E	121.17'
L4	S 23°31'39" E	110.52'
L5	N 54°30'24" W	35.57'

HIDDEN OAKS PHASE 2

NOW OR FORMERLY
JAMES HARRELL
0907K-01-004.017

10' Drainage Easement



NOW OR FORMERLY
ANDRE BRUNI
0907K-01-004.090

Lots currently served by
existing 6" city water and existing 8"
city sewer.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°16'39"	50.00'	16.82'	N 03°46'19" W	16.74'
C2	26°11'38"	50.00'	22.86'	N 18°57'49" E	22.66'
C3	3°27'27"	50.00'	3.02'	N 33°47'21" E	3.02'
C4	15°01'44"	50.00'	13.12'	N 43°01'57" E	13.08'
C5	25°21'14"	50.00'	22.13'	N 63°13'26" E	21.95'
C6	16°38'48"	50.00'	14.53'	N 84°13'27" E	14.48'

CERTIFICATE OF RESUBDIVISION RESUBDIVISION OF PARCELS

#0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086

#0907K-01-004.087, 0907K-01-004.088, 0907K-01-004.089

LOTS 74A, 74B, 75A, 75B, 75C, AND 75D

HIDDEN OAKS, PHASE 1

LEGAL DESCRIPTIONS OF LAND CREATED BY RESUBDIVISION

SEE SHEET 3 OF 4

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor
should it be considered as such.

Bearings based on GPS Observation of the north lot line Lot 75D, NAD 83,
MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map,
City of Gulfport, Harrison County, Mississippi, Community Panel Number
28047C-0255-H, Revised: 12/21/17. By graphic plotting.

This is to CERTIFY that this plat or map and the
survey on which it is based were made by myself in
accordance with "The Standards of Practice for
Land Surveying in the State of Mississippi", and
that monuments shown exist as located and that
the dimensional and other data are correct to the
best of my knowledge and belief. This survey meets
the closure requirements as prescribed by law.

Gary A. Durbin, P.L.S. 2401
Class "B" Survey
November 22, 2021
Revised: December 2, 2021



SHEET 2 OF 4

10877B

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR

13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

**CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF PARCELS**

#0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086

#0907K-01-004.087, 0907K-01-004.088, 0907K-01-004.089

LOTS 74A, 74B, 75A, 75B, 75C, AND 75D

HIDDEN OAKS, PHASE 1

LEGAL DESCRIPTIONS OF LAND CREATED BY RESUBDIVISION

PARCEL "A"
(PER SURVEY)

A part of Lots 74A and 74B, Hidden Oaks, Phase One, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45 at Page 10 better described as, to-wit:

Beginning at the Northeast corner of Lot 74B, thence S 02°27'34" W 100.28 feet to the north margin of Laurel Oaks Lane, thence along a curve concave to the south having a radius of 50.00 feet for a distance of 14.53 feet, having a chord bearing of S 84°13'27" W for a chord distance of 14.48 feet, thence N 23°31'39" W 110.52 feet, thence N 89°42'43" E 62.82 feet to the Point of Beginning. Said parcel contains 3903 square feet.

PARCEL "B"
(PER SURVEY)

A part of Lots 74A, 74B and 75D, Hidden Oaks, Phase One, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45 at Page 10 better described as, to-wit:

Commencing at the Northeast corner of Lot 74B, thence S 89°42'43" W 62.82 feet to the Point of Beginning, thence S 23°31'39" E 110.52 feet to the north margin of Laurel Oaks Lane, thence along a curve concave to the south having a radius of 50.00 feet for a distance of 22.13 feet, having a chord bearing of S 63°13'26" W for a chord distance of 21.95 feet, thence N 23°31'39" W 121.17 feet, thence N 89°42'43" E 23.84 feet to the Point of Beginning. Said parcel contains 2520 square feet.

PARCEL "C"
(PER SURVEY)

A part of Lots 74A and 75D, Hidden Oaks, Phase One, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45 at Page 10 better described as, to-wit:

Beginning at the Northwest corner of Lot 75D, thence N 89°42'43" E 108.23 feet, thence S 23°31'39" E 121.17 feet to the north margin of Laurel Oaks Lane, thence along a curve concave to the south having a radius of 50.00 feet for a distance of 13.12 feet, having a chord bearing of S 43°01'57" W for a chord distance of 13.08 feet, thence N 54°30'24" W 35.57 feet N 70°55'27" W 125.94 feet, thence N 00°16'01" E 58.33 feet to the Point of Beginning. Said parcel contains 10954 square feet.

PARCEL "D"
(PER SURVEY)

A part of Lots 75B, 75C and 75D, Hidden Oaks, Phase One, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45 at Page 10 better described as, to-wit:

Commencing at the Northwest corner of Lot 75D, thence S 00°16'01" W 58.33 feet to the Point of Beginning, thence S 70°55'27" E 125.94 feet, thence S 54°30'24" E 35.57 feet to the north margin of Laurel Oaks Lane, thence along a curve concave to the south having a radius of 50.00 feet for a distance of 3.02 feet, having a chord bearing of S 33°47'21" W for a chord distance of 3.02 feet, thence N 85°49'02" W 146.91 feet thence N 00°16'01" E 53.53 feet to the Point of Beginning. Said parcel contains 4796 square feet.

PARCEL "E"
(PER SURVEY)

A part of Lots 75A and 75B, Hidden Oaks, Phase One, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45 at Page 10 better described as, to-wit:

Commencing at the Southwest corner of Lot 75A, thence N 00°12'48" E 60.69 feet to the Point of Beginning, thence N 00°16'01" E 24.58 feet, thence S 85°49'02" E 146.91 feet to the north margin of Laurel Oaks Lane, thence along a curve concave to the south having a radius of 50.00 feet for a distance of 22.86 feet, having a chord bearing of N 18°57'49" E for a chord distance of 22.66 feet, thence N 85°49'02" W 139.60 feet to the Point of Beginning. Said parcel contains 3119 square feet.

PARCEL "F"
(PER SURVEY)

A part of Lots 75A and 75B, Hidden Oaks, Phase One, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45 at Page 10 better described as, to-wit:

Beginning at the Southwest corner of Lot 75A, thence N 00°12'48" E 60.69 feet, thence S 85°49'02" E 139.60 feet to the north margin of Laurel Oaks Lane, thence along a curve concave to the south having a radius of 50.00 feet for a distance of 16.82 feet, having a chord bearing of S 03°46'19" W for a chord distance of 16.74 feet, thence S 76°28'50" W 144.57 feet to the Point of Beginning. Said parcel contains 5411 square feet.

10877C

SHEET 3 OF 4

**GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR**

13048 RIVERWALK CIRCLE, BILOXI, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF PARCELS

#0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086
#0907K-01-004.087, 0907K-01-004.088, 0907K-01-004.089
LOTS 74A, 74B, 75A, 75B, 75C, AND 75D
HIDDEN OAKS, PHASE 1

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of Parcels #0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088 AND 0907K-01-004.089 of land in Hidden Oaks Subdivision. Phase One in the City of Gulfport into Parcels A,B,C,D,E and F, City of Gulfport, First Judicial District of Harrison County, Mississippi. The subject property is generally described as being located on the north end of the cul-de-sac on Laurel Oaks Lane. The ad valorem tax parcel numbers of the subject property is #0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088 AND 0907K-01-004.089. The case file number is _____.

LEGAL DESCRIPTIONS OF PARCEL PRIOR TO RESUBDIVISION

SEE SHEET 1 OF 4

LEGAL DESCRIPTIONS OF PARCEL CREATED BY THIS RESUBDIVISION

SEE SHEET 3 OF 4

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, and or employees concerning the petition for resubdivision of the real property described herein.

Ratified and Approved by:

HOC TRAN
HOC TRAN

THUY TRAN
THUY TRAN

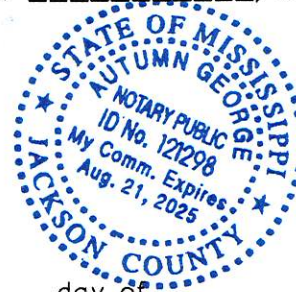
This 29th day of November, 2021.

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the aforementioned HOC TRAN AND THUY TRAN, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth. This 29th day of November, 2021.

Notary Public
Notary Public

My Commission Expires: 08/21/2025



PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2021.

Keith Williams, Chairman
Gulfport City Planning Commission

Gregory Holmes
Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2021.

ATTEST:

ADOPT:

Brittany Rodgers, Clerk of Council

F.B. "Rusty" Walker, IV, President

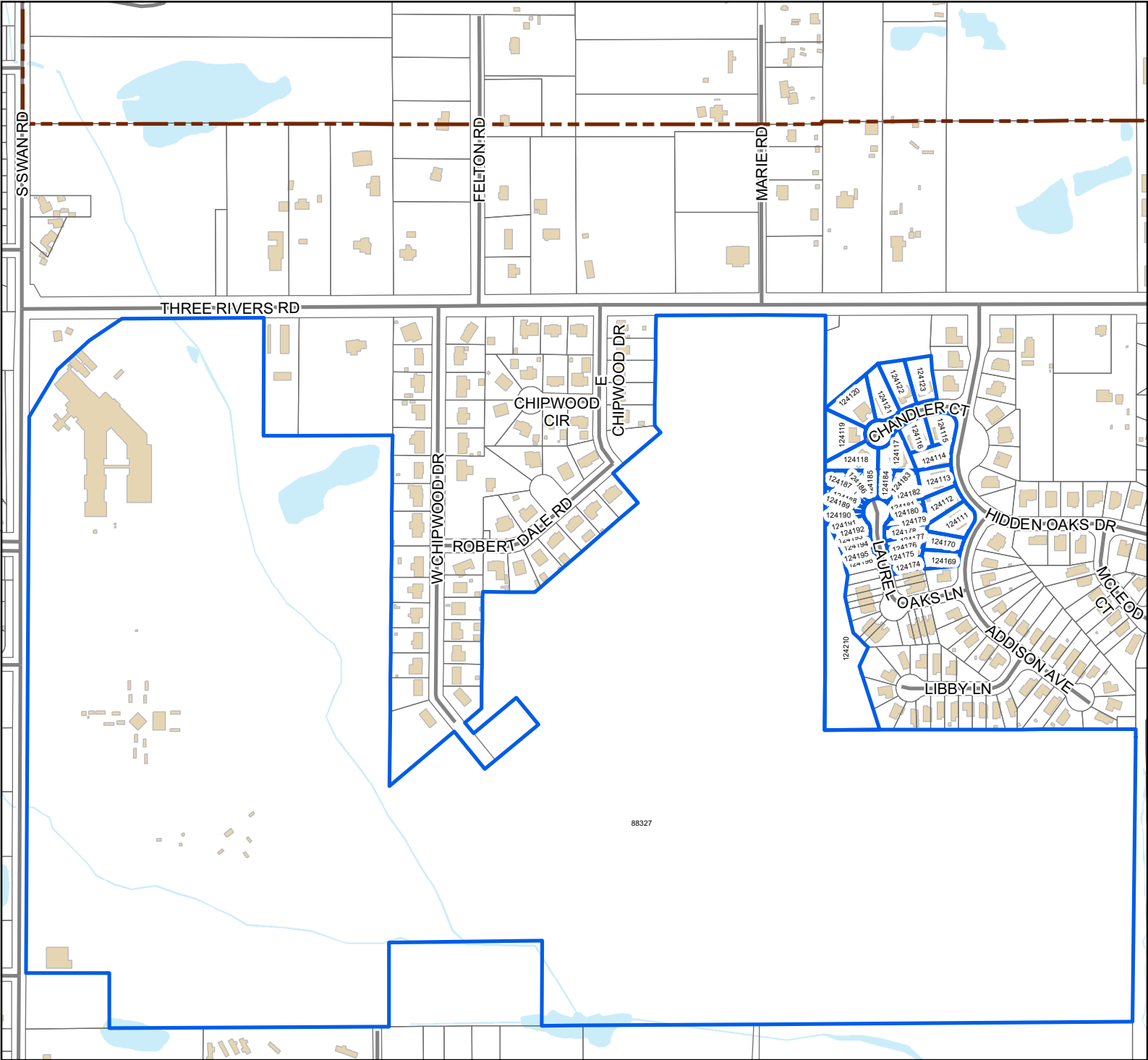
Clerk of Council

President

This resubdivision plat and certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2021

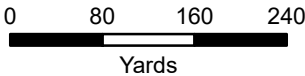
Billy Hewes, Mayor
Billy Hewes, Mayor

10877D



Legend

- Site
- Adjacent Properties
- Street
- Buildings
- Water Features
- City Limit



1 inch = 500 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			QUAIL CREEK PROPERTIES LLC	15293 CAMELOT DR	D'IBERVILLE	MS	39540
N	124185	0907K-01-004.084	QUAIL CREEK PROPERTIES LLC	15293 CAMELOT DR	D'IBERVILLE	MS	39540
N	124188	0907K-01-004.087	QUAIL CREEK PROPERTIES LLC	15293 CAMELOT DR	D'IBERVILLE	MS	39540
N	124186	0907K-01-004.085	QUAIL CREEK PROPERTIES LLC	15293 CAMELOT DR	D'IBERVILLE	MS	39540
N	124187	0907K-01-004.086	QUAIL CREEK PROPERTIES LLC	15293 CAMELOT DR	D'IBERVILLE	MS	39540
N	124189	0907K-01-004.088	QUAIL CREEK PROPERTIES LLC	15293 CAMELOT DR	D'IBERVILLE	MS	39540
N	124190	0907K-01-004.089	QUAIL CREEK PROPERTIES LLC	15293 CAMELOT DR	D'IBERVILLE	MS	39540
N			Adjacent Property Owners				
	124182	0907K-01-004.081	ALEXANDER BRADFORD O & JENNIFER S	13578 LAUREL OAKS LN	GULFPORT	MS	39503
	124184	0907K-01-004.083	AMBION JEROME B & ANALYN P	12373 DESOTO TRAILS CIRCLE	BILOXI	MS	39532
	124112	0907K-01-004.011	BAIN BENJAMIN JOSEPH	13699 HIDDEN OAKS DRIVE	GULFPORT	MS	39503
	124176	0907K-01-004.075	BILLINGSLEA CARLOS	13554 LAUREL OAKS LANE	GULFPORT	MS	39503
	124183	0907K-01-004.082	BOND PATRICIA O	2311 BROADMOOR PLACE	GULFPORT	MS	39501
	124120	0907K-01-004.019	BYERS GREGORY C JR & MIGUEL R POLO	12400 DEPEW RD #J133	GULFPORT	MS	39503
	124116	0907K-01-004.015	CARMICHAEL ERIC L & KRYSTAL Y	13413 CHANDLER COURT	GULFPORT	MS	39503
	124114	0907K-01-004.013	CHRISTENSEN DEVAN	13705 HIDDEN OAKS DR	GULFPORT	MS	39503
	124175	0907K-01-004.074	COCHRAN KIM L	13550 LAUREL OAKS LN	GULFPORT	MS	39503
	124118	0907K-01-004.017	CROFT WILLIAM & KELLY	13421 CHADLER CT	GULFPORT	MS	39503
	124174	0907K-01-004.073	CROTTS RAY EDWARD II	2595 SOMERSET CT	BILOXI	MS	39531
	124122	0907K-01-004.021	DANOWSKI REBECCA S	13408 CHANDLER CT	GULFPORT	MS	39503
	124117	0907K-01-004.016	FENN CALEB ANDREW & ANNA CALHOUN	13417 CHANDLER COURT	GULFPORT	MS	39503
N	88327	0907L-01-001.000	HARRISON CO SCHOOL BOARD				0
	124177	0907K-01-004.076	ISABELLE RHEANNE	13558 LAUREL OAKS LANE	GULFPORT	MS	39503
	124119	0907K-01-004.018	LANDRY RICHARD L SR & LISA L	13420 CHANDLER CT	GULFPORT	MS	39503
	124178	0907K-01-004.077	LE THE V	13562 LAUREL OAKS LN	GULFPORT	MS	39503
	124170	0907K-01-004.069	LEE JUDY D	13499 ADDISON AVENUE 7027	GULFPORT	MS	39503
	124113	0907K-01-004.012	LEVANWAY JOANNE A	13701 HIDDEN OAKS DRIVE	GULFPORT	MS	39503
	124180	0907K-01-004.079	LLOYD DAVID	13570 LAUREL OAKS LN	GULFPORT	MS	39503
	124181	0907K-01-004.080	MILLER JAMES E & DIANE M	58 MALLARD LANE	DADEVILLE	AL	36853
	124111	0907K-01-004.010	MITCHELL JAMESON FORREST	13693 HIDDEN OAKS DR	GULFPORT	MS	39503
	124210	0907K-01-004.109	ROLMAR LLC	P O BOX 1891	OCEAN SPRINGS	MS	39564
	124121	0907K-01-004.020	SIMS PHILLIP M & JEAN E	13412 CHANDLER COURT	GULFPORT	MS	39503
	124169	0907K-01-004.068	SZYMANSKI RICHARD F & DOROTHY	13495 ADDISON AVE	GULFPORT	MS	39503
	124179	0907K-01-004.078	THERIOT DALE	13566 LAUREL OAKS LANE	GULFPORT	MS	39503
	124196	0907K-01-004.095	TRAN TIEN & PHUNG DANG	15281 CAMELOT DR	D'IBERVILLE	MS	39540
N	124194	0907K-01-004.093	TRAN TIEN & PHUNG DANG	15281 CAMELOT DR	D'IBERVILLE	MS	39540

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	124193	0907K-01-004.092	TRAN TIEN & PHUNG DANG	15281 CAMELOT DR	D'IBERVILLE	MS	39540
N	124191	0907K-01-004.090	TRAN TIEN & PHUNG DANG	15281 CAMELOT DR	D'IBERVILLE	MS	39540
N	124195	0907K-01-004.094	TRAN TIEN & PHUNG DANG	15281 CAMELOT DR	D'IBERVILLE	MS	39540
N	124192	0907K-01-004.091	TRAN TIEN & PHUNG DANG	15281 CAMELOT DR	D'IBERVILLE	MS	39540
	124123	0907K-01-004.022	WAITS STEPHEN M & CHRISTINE	13404 CHANDLER COURT	GULFPORT	MS	39503
	124115	0907K-01-004.014	WERNER CHRISTOPHER S & TIFFANY D	13407 CHANDLER COURT	GULFPORT	MS	39503

RE: Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: **Zoning Map Amendment 2201PC013:**

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2201PC013

Hearing Date: January 27, 2022

Current Zoning/Use: R-1-10 / Vacant

Legal: Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr., Ward 6

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 35.3 acres of property from a variety of single-family zoning districts to a T4+ (General Urban Zone "Plus") zone. Currently, the property is vacant land and the property was previously part of Smart Code Overlay district. The applicant states desire to create a denser populated area compared to the current zoning.

The applicant chose change in conditions as justification for change of the current zoning district but did not address public need:

1. The applicant does not address mistake or error.
2. Change in condition by the applicant as the zoning change would be consistent with the neighboring zones. However, the properties to the north were purposely rezoned to Euclidean zoning R-1-7.5 for larger lots and fewer restrictions in design. The area adjacent to the south is currently zoned for R-1-10 and requires larger lots than the R-1-7.5. With constructed single-family homes in less dense zones lots to the north and northwest, and lower density zoning immediately to the south not party of this application, the neighborhood forcing an inconsistent change.

Technical Report

Zoning Map Amendment

Public need, as required by Mississippi Case law, was not addressed by the applicant.

EXECUTIVE SUMMARY

Taking the zoning parameters into basic height requirements, you could fluctuate from 35-foot tall houses to 65-foot tall houses, back down to 35 feet, then up again to 65-foot with the inconstant and un-tiered zoning being requested. The request creates an erratic zoning change with the separate T4+ zones not meeting or transitioning to a higher density zone. Considering this, the Planning Commission could allow a lesser zoning district of T4L as it would merge with the existing T4L (Community Center) zone and ease the transition to higher zoning districts.

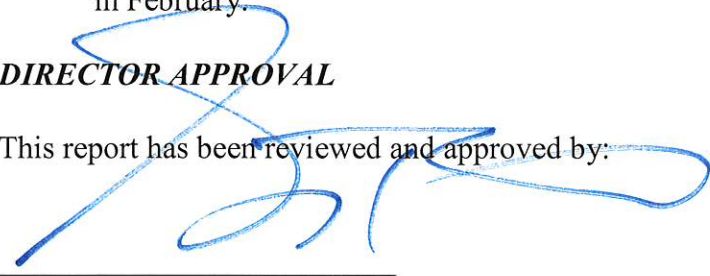
Finally, with the vacant land between the proposed and existing T4+ not addressed, it creates a hodgepodge transition that is not contiguous to organized development. The Planning Commission should table this request to give the applicant time to propose zoning transitions that is more appropriate and conclude the zoning changes between developed parts of the neighborhood.

Any approval should consider these conditions:

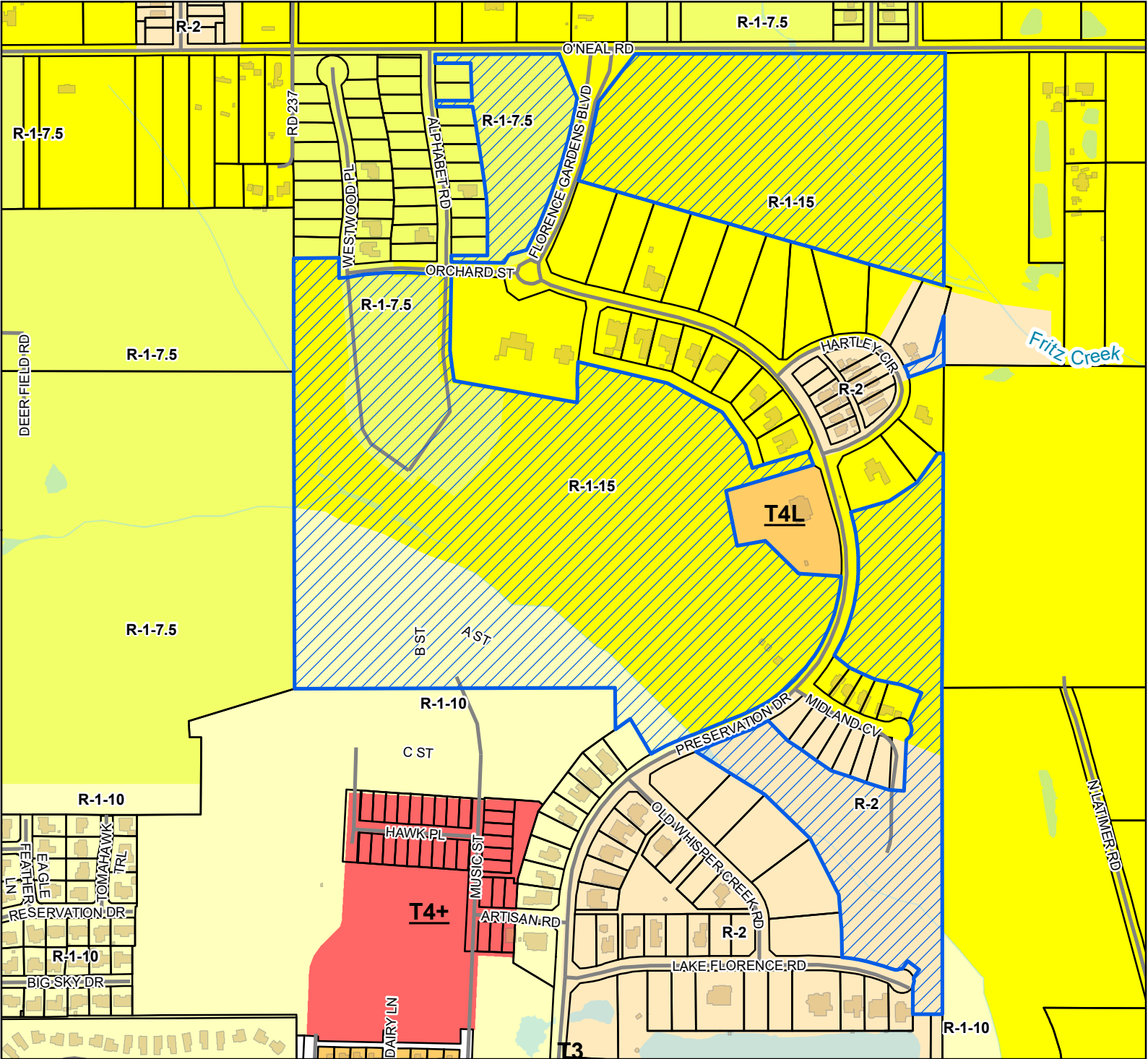
1. A T4L zoning district could be considered for the property and may be more appropriate.
2. Planning Commission could table this request to give the applicant time to propose zoning transitions that is more appropriate and conclude the zoning changes between developed parts of the neighborhood. With some minor corrections, this application could be heard in February.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

- Site
- Street
- Parcels
- Buildings
- Water Features

Smart Code

- T4+
- T4L
- T3

Zoning

- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

Site Information

0908C-01-001.000
 Zoning: R-1-15 (Single-family residence district)
 Size: 118.43 acres
 Flood: X, AE

0 90 180 270
 Yards
 1 inch = 576 feet

N
 W E S

DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 2201PC013Date Received: 12/8/21

Receipt #: _____

Received By: 02/GHZoning: R-1-15Ward: 6 Flood: X, AE

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #

0	9	0	8	C

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0	1

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0	0	1

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0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: _____

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: South and West of Preservation Dr., East of Alphabet Rd.; North of Hawk Place

GENERAL DESCRIPTION OF REQUEST:

Rezone approximately 35.3 acres of property currently zoned R-1-15 to T4+35.3B. Santa

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Florence Gardens, LLC

Printed Name Of Owner
12321 Preservation Drive

Mailing Address

Gulfport MS 39503

City State Zip code
n/a (228) 575-7738

Home Phone Work/Cell Phone
ryan@florencegardens.com

Email

Signature Of Owner

AGENT

Brown, Mitchell & Alexander, Inc.

Printed Name Of Agent
131 Rue Magnolia

Mailing Address

Biloxi MS 39530

City State Zip code
n/a (228) 436-7612

Home Phone Work/Cell Phone
ben ben
ben@bmaengineers.com

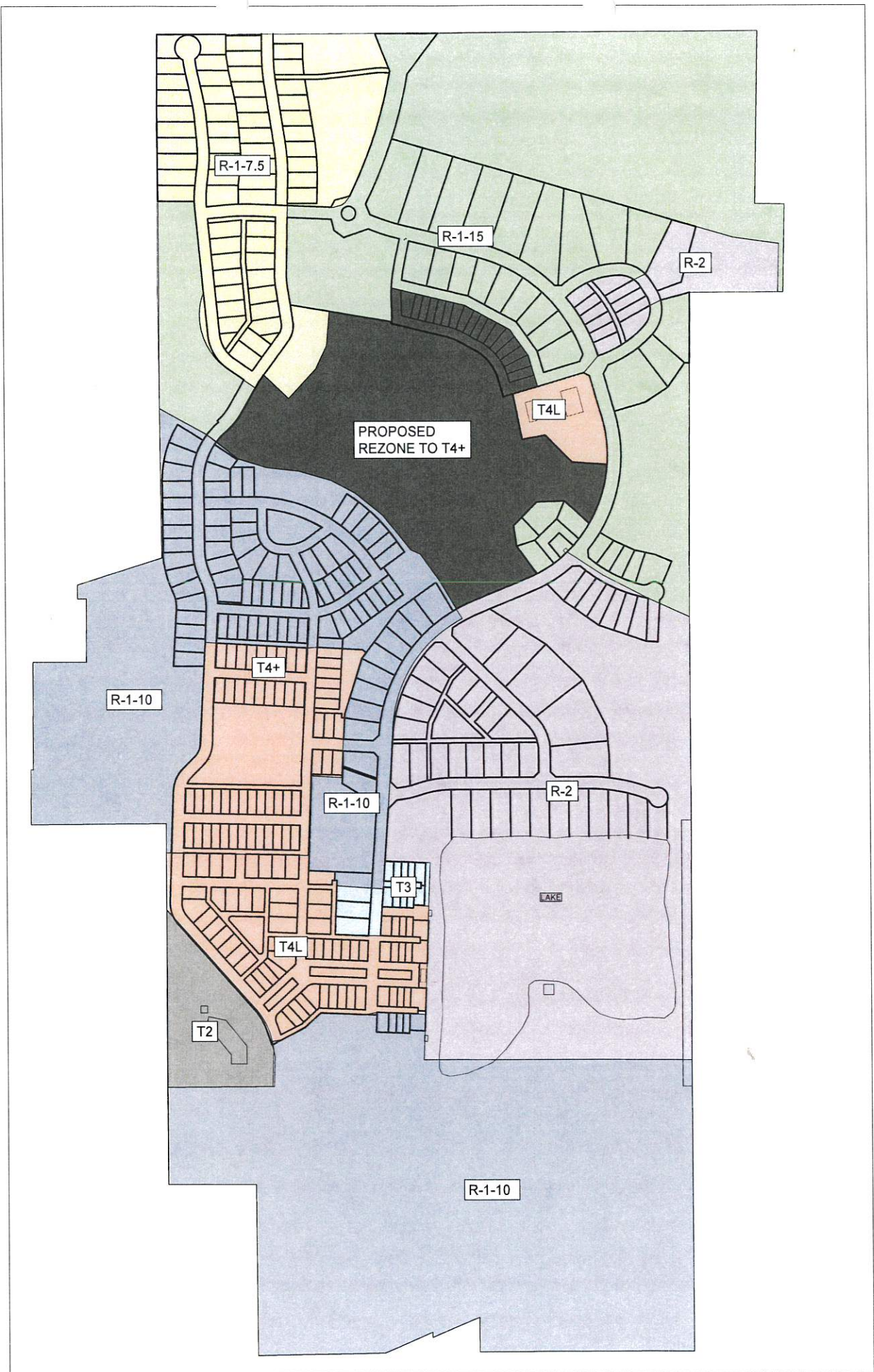
Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



STATE OF MISSISSIPPI

COUNTY OF HARRISON

I, Ryan Goldin, attest that there are no restrictive or prohibitive covenants prohibiting the rezoning of property associated with Tax Parcel # 0908C-01-001.000.

R. Goldin

FLORENCE GARDENS, LLC

DATE: 12-7-21

VICE PRESIDENT
TITLE

SWORN TO AND SUBSCRIBED TO ME before this 7th day of December, 2021.

Gadyanne Fortenberry

NOTARY PUBLIC



0908C-01-001,000
0908B-01-006,000

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2005 13959 D J1
Filed/Recorded 4 4 2005 3 53 P
Total Fees 14.00
5 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, SEAWAY DEVELOPMENT COMPANY, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto FLORENCE GARDENS, LLC, a Mississippi limited liability company, the following described real property situated and being located in the First Judicial District, Harrison County, State of Mississippi, as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all recorded restrictive covenants, easements, rights of way, and oil, gas and mineral reservations of record.

The taxes for the current year are assumed by the Grantee.

WITNESS THE SIGNATURE of the duly authorized member of said company this the 1st day of November, 2004.

SEAWAY DEVELOPMENT COMPANY, LLC

BY: Martin C. Goldin
Martin C. Goldin, Member

3405H-09

3202-H

EXHIBIT A
Page 1

PARCEL I

Being one and the same as that parcel acquired by Warranty Deed from William Russell Love and Amanda Collins Love dated January 22, 1999, and recorded in Deed Book 1439 at Page 11:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP FOUND AT THE NORTHWEST CORNER OF SECTION 1, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S00°24'10"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH MARGIN, N89°12'31"E 344.74' TO AN IRON ROD FOUND; THENCE S01°10'15"W 871.18' TO AN IRON ROD FOUND; THENCE S89°08'57"E 149.99' TO AN IRON ROD FOUND; THENCE S01°10'45"W 442.60' TO AN IRON ROD LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG SAID SOUTH LINE, S89°50'03"W 477.00' TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG THE WEST LINE OF SECTION 1, N00°24'10"E 1312.39' TO THE POINT OF BEGINNING, CONTAINING 11.661 ACRES.

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EXHIBIT A
Page 2

PARCEL II

Being one and the same as that parcel acquired by Warranty Deed from Adrian O'Neal, et al, Trustees of the Edon Family Trust, dated September 28, 1998, and recorded in Deed Book 1426 at Page 205:

A PARCEL OF LAND BEING THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, LYING SOUTH OF THE SOUTH MARGIN OF O'NEAL ROAD, AND ALSO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP LOCATED AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE EAST LINE OF SAID SECTION 2, S00°13'23"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST SECTION LINE, S00°24'10"W 2649.82' TO A FENCE CORNER FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE FURTHER ALONG SAID EAST SECTION LINE, S00°08'28"E 1319.91' TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, N89°53'59"W 1348.42' TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, N00°11'30"W 1327.36' TO A LIGHTARD KNOT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, S89°46'21"W 1329.38' TO A WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, N00°35'03"W 1343.79' TO AN IRON ROD FOUND AT A FENCE CORNER POST, BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, N00°37'03"W 838.84' TO AN IRON PIPE FOUND; THENCE N00°24'31"E 451.93' TO AN IRON PIPE FOUND ON THE SOUTH MARGIN OF O'NEAL ROAD; THENCE ALONG SAID SOUTH MARGIN OF O'NEAL ROAD, N89°46'16"E 2715.42' TO THE POINT OF BEGINNING, CONTAINING 204.433 ACRES. SAID PROPERTY BEING SUBJECT TO A 5 ACRE SOUTHERN NATURAL GAS CORP. RIGHT-OF-WAY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AND DESCRIBED IN DEED BOOK 187, PAGE 530.

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EXHIBIT A
Page 3

PARCEL III

Being one and the same as that parcel acquired by Alan H. Goldin, et al., by Warranty Deed from Lewis N. Vance and Jeff Vance dated July 15, 1998, and recorded in Deed Book 1416 at Page 417:

All of the NW 1/4 of the SE 1/4, all of the SW 1/4 of the SE 1/4, a portion of the NE 1/4 of the SW 1/4; Section 2, Township 7 South, Range 11 West; also a portion of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West; City of Gulfport, First Judicial District of Harrison County, Mississippi; said parcels of land being more particularly described as follows: For the Point Of Beginning, Commence at a light wood post located at the northeast corner of the NW 1/4 of the SE 1/4 of said Section 2; thence S 00°08'18" W 2667.72 feet along the east line of the W 1/2 of the SE 1/4 of said Section 2; thence continue S 00°08'18" W 1217.01 feet along the east line of the NW 1/4 of the NE 1/4 of said Section 11, to a point located on the southeast right-of-way of a 100-foot wide easement to Mississippi Power Company; thence S 67°22'17" W 268.00 feet along said southeast right-of-way of a 100-foot wide easement to Mississippi Power Company, to a point located on the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence S 89°27'02" W 642.21 feet along the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°02'19" W 842.36 feet; thence N 89°35'47" W 444.55 feet to a point located on the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°03'04" W 489.69 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°26'34" E 1324.71 feet along the west line of the SW 1/4 of the SE 1/4 of said Section 2; thence S 89°59'19" W 687.38 feet along the south line of the NE 1/4 of the SW 1/4 of said Section 2, to a point located on the east line of Reservation Estates, Unit 2 Part 3, said point being located 11.26 feet northerly from an iron rod located at the southeast corner of Lot 10, Reservation Estates, Unit 2 Part 3; thence N 00°30'22" E 277.36 feet; thence S 89°32'05" E 11.39 feet; thence N 00°48'55" E 116.81 feet; thence N 00°23'29" E 59.78 feet to an iron rod located at the southeast corner of Lot 43, Reservation Estates, Unit 2 Part 3; thence N 00°28'23" E 365.20 feet to an iron rod located at the northeast corner of Lot 46, Reservation Estates, Unit 2 Part 3; thence S 89°31'51" E 269.51 feet; thence N 00°28'09" E 320.00 feet; thence N 89°31'51" W 45.00 feet; thence N 00°28'09" E 70.00 feet; thence N 73°39'43" E 464.44 feet; thence S 89°50'48" E 1329.30 feet along the north line of the NW 1/4 of the SE 1/4 of said Section 2, to the said Point Of Beginning.

Together with a non-exclusive, perpetual easement for ingress and egress more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence South 89°57'10" East a distance of 334.29 feet to a point of beginning; thence Northeasterly along the arch of a curve to the right whose radius is 110.57 feet and delta angle is 89°35'04", a distance of 172.88 feet to a point; thence South 0°22'06" East a distance of 50 feet to a point; thence Southwesterly along the arch of a curve to the right whose radius is 60.57 feet and delta angle is 89°35'04" a distance of 94.57 feet to a point; thence North 89°57'10" West a distance of 50 feet to the point of beginning.

AND ALSO, the following parcel which is conveyed by quitclaim, without warranty and may be subject to claims of others:

A parcel of land within the SW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, lying North of the Mississippi Power Company easement and described as starting at the SE corner of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West and run West a distance of 465.6 feet for the point of beginning; thence continue West a distance of 203.9 feet; thence run South 84.3 feet; run thence Northeast along the Southern boundary of the Mississippi Power Company easement a distance of 220.6 feet to the point of beginning.

December 1, 2021

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

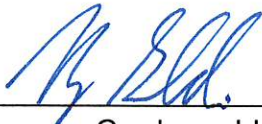
**RE: Rezoning Submittal
Florence Gardens (Tax Parcel: 0908C-01-001.000)
Gulfport, Mississippi**

To Whom It May Concern:

This is to advise that Florence Gardens, LLC, currently owns property, more specifically located south and west of Preservation Dr., East of Alphabet Rd.; North of Hawk Place (also being tax parcel: 0908C-01-001.000).

With this letter, Florence Gardens, LLC, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining Rezoning approval with the City of Gulfport.

Sincerely,



Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738


NOTARY PUBLIC

December 6, 2021

Mr. Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Statement for Rezoning Request
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Brown, Mitchell & Alexander, Inc. (BMA) hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 35.3 acres of property (Parcel No. 0908C-01-001.000) that is currently zoned R-1-15 to T4+.

We are submitting this request due to a **Change in Condition**. The condition which warrants this change in zoning is due to the desire to create a denser populated area compared to the current zoning. The area to the northeast is currently zoned T4L and the property to the south of this is being considered for a zoning change to T4+. This allows the area to be similar in appearance to the T4+ layout to the adjacent south of the proposed rezoning area, helping with the overall appearance and master plan goal for Florence Gardens.

Please see attached proposed development schedule detailing the anticipated time schedule for beginning and completion and any successive stages in the development.

BMA will represent the applicant / owner in all matters involving this request for re-zoning in the above-mentioned parcel. Owner: Florence Gardens, LLC, 12321 Preservation Drive, Gulfport, MS 39503.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,



Nicholas Gant, P.E.
Project Engineer

Attachments

Florence Gardens, Development Schedule

ACTIVITY	START	FINISH	DECEMBER				JANUARY				FEBRUARY				MARCH				APRIL				MAY				JUNE				JULY				AUGUST				SEPTEMBER						
			6	13	20	27	3	10	17	24	31	7	14	21	28	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26
Submit Rezoning Request	7-Dec	7-Dec																																											
Submit General Plan Application, Initial Phase	1-Feb	1-Feb																																											
Planning Commission Rezoning Approval	7-Dec	27-Jan																																											
Planning Commission General Plan Approval, Initial Phase	1-Feb	24-Mar																																											
Construction, Initial Phase	11-Apr	29-Jul																																											
Final Plat Approval, Initial Phase	2-Aug	22-Sep																																											

LIMITED LIABILITY COMPANY AUTHORIZING RESOLUTION

I, Martin C. Goldin, certify that I am the manager of the below named limited liability company organized under the laws of Mississippi, Federal Employer I.D. No. 41-2163665, engaged in business under the trade name of FLORENCE GARDENS LLC, and that the following is a correct copy of the resolution adopted at a duly and properly called meeting held on June 20, 2018 of all managers/members of the limited liability company as provided in the operating agreement:

1. The persons named below, so long as they act in a representative capacity as agents of this limited liability company, are authorized to sign any and all documents necessary to effectuate the sale and purchase of property located in Harrison County, Mississippi, including but not limited to agreements, closing statements, contracts for the sale of real estate, and warranty deeds.
2. The persons named below, so long as they act in a representative capacity as agents of this limited liability company, are authorized to sign any and all documents necessary to effectuate borrowing money for real estate ventures for property located in Harrison County, Mississippi, including but not limited to notes, deeds of trust, joint venture agreements, and Letters of Credit.
3. This resolution shall continue to have effect until express written notice of its rescission or modification.

AGENTS:

Martin C. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Alan H. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Ryan M. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Ana L. Johnson	12321 Preservation Drive	Gulfport, MS 39503

IN WITNESS WHEREOF, I have hereunto subscribed my named and affixed the seal of this Limited Liability Company on June 20, 2018.


Martin C. Goldin, Member/Manager

ATTEST:


Alan H. Goldin, Member



**BROWN, MITCHELL
& ALEXANDER, INC.**

CONSULTING ENGINEERS

401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612

131 Rue Magnolia
Biloxi, MS 39530
228-436-7612

3221 Market Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

December 6, 2021

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Application for Zoning Map Amendment
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Enclosed is a complete Application for Zoning Map Amendment for Tax Parcel No. 0908C-01-001. Please find attached the following:

- Zoning Map Amendment Application
- Proof of Ownership (Warranty Deed)
- Notarized Authority to Act as Agent Letter
- Proposed Rezoning Site Plan
- Statement for Rezoning Request
- Development Schedule
- Check in the amount of \$175.00

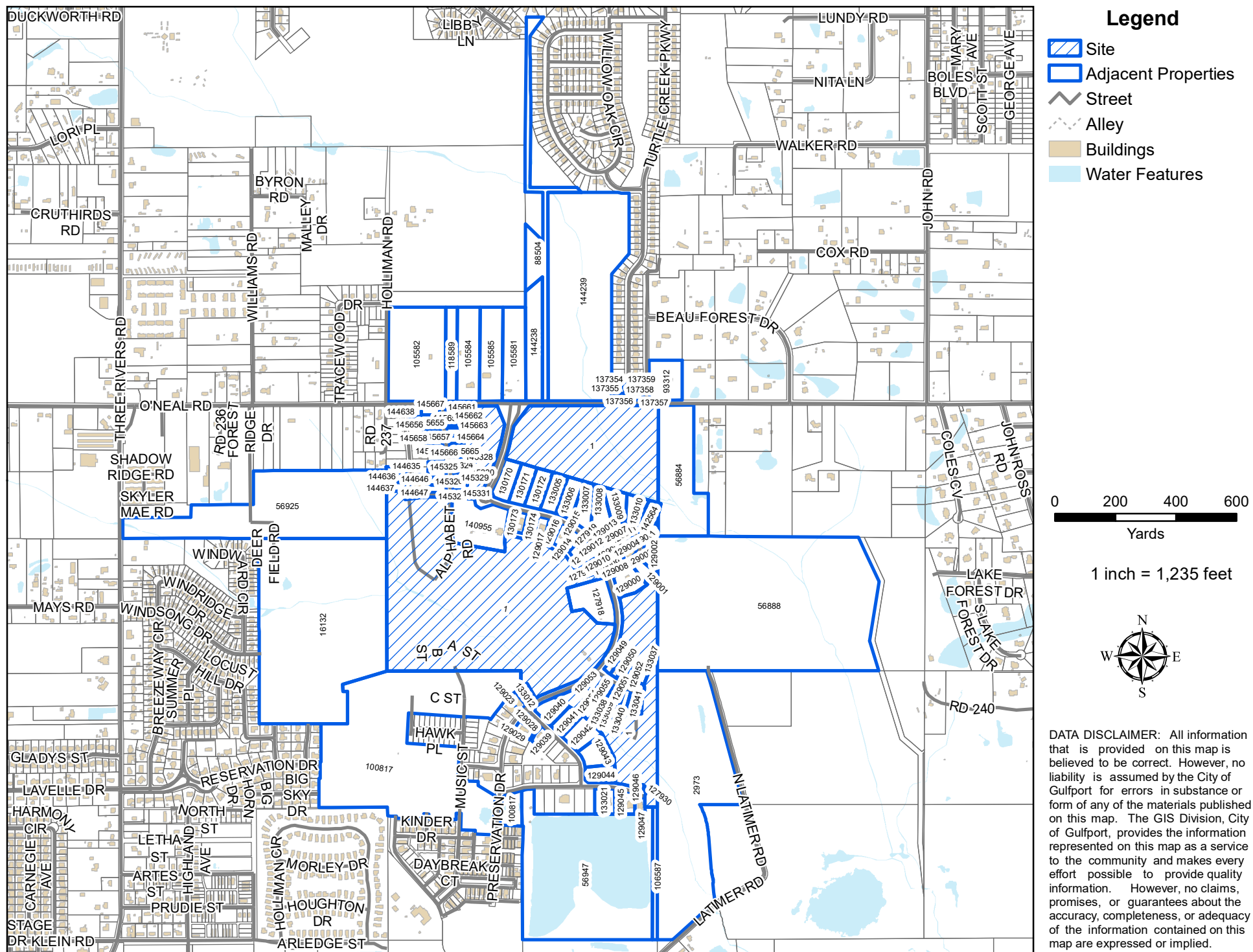
BMA hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 35.3 acres of property that is currently zoned R-1-10 to T4+.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,

Nicholas Gant, P.E.

Attachments



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		0908C-01-001.000	FLORENCE GARDENS LLC (OWNER)	12321 PRESERVATION DR	GULFPORT	MS	39503
			BROWN, MITCHELL 7 ALEXANDER, INC				
		0908C-01-001.000	(AGENT)	131 RUE MAGNOLIA	BILOXI	MS	39530
N			Adjacent Property Owners				
	129006	0908C-01-001.011	BAKER DONALD G & MARY A -TRUSTEES-	13059 HARTLEY CIR	GULFPORT	MS	39503
	105582	0907N-01-003.003	BANKS ANNEITTA E	15350 HWY 49 N	GULFPORT	MS	39503
	144635	0908C-01-001.046	BARANELLO JOHN PAUL & PAMELA ANN	12517 WESTWOOD PLACE	GULFPORT	MS	39503
	129045	0908F-01-032.000	BENTZ JULIE	13095 LAKE FLORENCE DR	GULFPORT	MS	39503
	129050	0908C-01-001.024	BORMANN LEAANN	13058 MIDLAND COVE	GULFPORT	MS	39503
	145664	0908C-01-001.077	BOST GARY B & DONNA M	12554 ALPHABET RD	GULFPORT	MS	39503
	145665	0908C-01-001.078	BOWEN JOSEPH A & SHERRY A	12546 ALPHABET RD	GULFPORT	MS	39503
	129010	0908C-01-001.015	BRODSKY ELIA & KAYCI A SLAGEL	12444 PRESERVATION DR	GULFPORT	MS	39503
	130173	0908C-01-001.028	BROSIG THOMAS J & ROBIN MIDCALF	12485 PRESERVATION DR	GULFPORT	MS	39503
	129044	0908F-01-031.000	BURRELL ANDREW C & ASHLEY	12562 LAKE VILLIAGE DRIVE	GULFPORT	MS	39507
	137357	0907N-01-001.060	CHAMBERLAIN DEBORAH R	13000 TURTLE CREEK PKWY	GULFPORT	MS	39503
	129003	0908C-01-001.008	CHAPUIS WILLIAM LYNN & BRENDA S	P O BOX 3121	GULFPORT	MS	39505
	129051	0908F-01-036.000	CLOWER JOHN ROBBINS JR & BARBARA	2003 BOTTS DR	ARLINGTON	TX	76012
	145327	0908C-01-001.062	COOLEY MICHAEL T & WEEKS AMBER M	12505 ALPHABET RD	GULFPORT	MS	39503
	145659	0908C-01-001.072	COYLE ALAN & MARYLEE	12545 ALPHABET RD	GULFPORT	MS	39503
	129002	0908C-01-001.007	CROMWELL JASON & JOANIE	P O BOX 3597	GULFPORT	MS	39505
	129001	0908C-01-001.006	CUTRER TERRY L & PAMELA S	4907-A COURTHOUSE RD	GULFPORT	MS	39507
	144646	0908C-01-001.057	DEL RIO EDDY M & LISA Y	12512 WESTWOOD PLACE	GULFPORT	MS	39503
	129016	0908C-01-001.021	DENNIS PADRICK D & MARY M	12473 PRESERVATION DR	GULFPORT	MS	39503
	129000	0908C-01-001.005	DOUGLAS DAVID EUGENE & GRACE ELAINE	13024 HARTLEY CIR	GULFPORT	MS	39503
	144637	0908C-01-001.048	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145326	0908C-01-001.061	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145661	0908C-01-001.074	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145654	0908C-01-001.067	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145656	0908C-01-001.069	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145666	0908C-01-001.079	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145662	0908C-01-001.075	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
	129004	0908C-01-001.009	ENNIS BRADLEY A	13051 HARTLEY CIRCLE	GULFPORT	MS	39503
	130174	0908C-01-001.029	FAIRLEY CLAYTON & REBECA	19219 ROAD 223	SAUCIER	MS	39574
	105585	0907N-01-003.006	FAMILY WORSHIP CENTER OF GULFPORT I	15011 PARKWOOD DRIVE	GULFPORT	MS	39503
N	56925	0908D-01-015.000	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	56884	0908B-01-006.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	130171	0908C-01-001.026	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129054	0908F-01-039.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	130170	0908C-01-001.025	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133010	0908C-01-001.035	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133006	0908C-01-001.031	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133007	0908C-01-001.032	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133008	0908C-01-001.033	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129013	0908C-01-001.018	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129012	0908C-01-001.017	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133039	0908F-01-040.002	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	129055	0908F-01-040.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129042	0908F-01-029.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129053	0908F-01-038.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	129040	0908F-01-027.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
	127918	0908C-01-001.001	FLORENCE GARDENS LLC	12271 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133041	0908F-01-040.004	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	129043	0908F-01-030.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133012	0908F-01-042.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133009	0908C-01-001.034	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133040	0908F-01-040.003	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	133038	0908F-01-040.001	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	16132	0908E-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	56947	0908F-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	100817	0908E-01-001.001	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	144638	0908C-01-001.049	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	1	0908C-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	145667	0908C-01-001.080	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145657	0908C-01-001.070	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
	106587	0908F-01-001.001	FORE WALLACE C	P O BOX 3058	GULFPORT	MS	39505
	2973	0908G-01-003.000	FORE WALLACE C	14270 CREOSOTE RD	GULFPORT	MS	39503
	145324	0908C-01-001.059	FORTSON STEVEN WILLIAM & CATHY LYNN	12529 ALPHABET RD	GULFPORT	MS	39503
	129008	0908C-01-001.013	FOX DUNCAN	12396 PRESERVATION DRIVE	GULFPORT	MS	39503
	129011	0908C-01-001.016	FOX JOHN RUSSELL & ANNE BAXTER	12448 PRESERVATION DR	GULFPORT	MS	39503
	129009	0908C-01-001.014	GADDY BRYAN & HANNAH	12440 PRESERVATION DRIVE	GULFPORT	MS	39503
	145331	0908C-01-001.066	GAGNE CONSTANCE	12506 ALPHABET RD	GULFPORT	MS	39503
	129014	0908C-01-001.019	GIBSON JASON & ERIN L	12469 PERSEVTION DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	129015	0908C-01-001.020	GIBSON JASON THOMAS & ERIN LYNN	12469 PRESERVATION DR	GULFPORT	MS	39503
	129028	0908F-01-015.000	GOFF JOHN R & CYNTHIA L	12224 PRESERVATION DR	GULFPORT	MS	39503
	137359	0907N-01-001.062	GOLD COMPANIES LLC	196 BIENVILLE BLVD	BOURG	LA	70343
	133021	0908F-01-051.000	GOLDIN JASON	13099 LAKE FLORENCE RD	GULFPORT	MS	39503
	140955	0908C-01-001.037	GOLDIN MARTIN C	12503 PRESERVATION DR	GULFPORT	MS	39503
	127921	0908C-01-001.004	GUIROLA LOUIS JR & STEPHANIE	12453 PRESERVATION DR	GULFPORT	MS	39503
	133037	0908F-01-037.001	HAGWOOD TERESA W	18534 DEER DR	SAUCIER	MS	39574
N	129052	0908F-01-037.000	HAGWOOD TERESA W	18534 DEER DR	SAUCIER	MS	39574
	129039	0908F-01-026.000	HATTEN W EDWARD JR & KAREN D	980 COURTHOUSE RD APT 1401	GULFPORT	MS	39507
	145658	0908C-01-001.071	HEAD TRACY G	12553 ALPHABET ROAD	GULFPORT	MS	39503
	129023	0908F-01-010.000	HOPE TIM R & BETTY A	12227 PRESERVATION DR	GULFPORT	MS	39503
	144636	0908C-01-001.047	LANDON HOMES LLC	9113 OLD CCC CAMP ROAD	OCEAN SPRINGS	MS	39564
	145328	0908C-01-001.063	LEIGH STANLEY & WYNELL	12530 ALPHABET RD	GULFPORT	MS	39503
	105581	0907N-01-003.007	LOFTIN JIM H & CONSORCIA S-TRUSTEES	14481 AUTUMN CHASE	GULFPORT	MS	39503
	130172	0908C-01-001.027	LOVELL FRANK A & NANCY D	40 54TH ST	GULFPORT	MS	39507
	127920	0908C-01-001.003	MCCULLOUGH MICHAEL S & JENNIFER	12457 PRESERVATION DRIVE	GULFPORT	MS	39503
	137354	0907N-01-001.057	MCQUEEN GOLDENA MARTHENA -ESTATE-	13015 TURTLE CREEK PKWY	GULFPORT	MS	39503
	129041	0908F-01-028.000	MCVAY LARRY C II & EDIRNE A	12190 OLD WHISPER CREEK DR	GULFPORT	MS	39503
	145325	0908C-01-001.060	MELLO JOAQUIN NICOLAS & NICOLE T	12521 ALPHABET RD	GULFPORT	MS	39503
	129007	0908C-01-001.012	MITCHELL ROBERT ARTHUR	13063 HARTLEY CIR	GULFPORT	MS	39503
	137356	0907N-01-001.059	MY COTTAGE HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
	129029	0908F-01-016.000	NORRIS JACK R & STEPHANIE D	12216 PRESERVATION DR	GULFPORT	MS	39503
	127919	0908C-01-001.002	OTERO MICHAEL & STACEY L	12461 PRESERVATION DR	GULFPORT	MS	39503
	145663	0908C-01-001.076	PETERSON TODD MICHAEL & JANA MARIE	12562 ALPHABET RD	GULFPORT	MS	39503
	137358	0907N-01-001.061	PHAN JENNIFER HUYEN & HO GIAU THI N	13008 TURTLE CREEK PKWY	GULFPORT	MS	39503
	145655	0908C-01-001.068	POOLE LARRY SR & CRYSTAL A	12577 ALPHABET ROAD	GULFPORT	MS	39503
	93312	0907O-01-023.023	RANKIN OTIS G & DEBRA S	12530 O'NEAL RD	GULFPORT	MS	39503
	129017	0908C-01-001.022	SERNA MARVIN JR	12477 PRESERVATION DRIVE	GULFPORT	MS	39503
	145329	0908C-01-001.064	SISSON FALON R & ADAM P	12522 ALPHABET RD	GULFPORT	MS	39503
	129005	0908C-01-001.010	SMITH RONNIE J & JESSICA ANNE	13055 HARTLEY CIRCLE	GULFPORT	MS	39503
	144647	0908C-01-001.058	SPIERS BENNIE P & DEBRA J	12508 WESTWOOD PL	GULFPORT	MS	39503
	133005	0908C-01-001.030	STANICH CHARLES A & ROXANNE Q	3505 FORREST PRESERVE CIR	GAUTIER	MS	39553
	129047	0908F-01-034.000	SUROWIEC WALTER JOSEPH	13081 LAKE FLORENCE RD	GULFPORT	MS	39503
	137355	0907N-01-001.058	TATE COREY RENEE JR	13009 TURTLE CREEK PKWY	GULFPORT	MS	39503
	144239	0907N-01-001.099	TURTLE CREEK HOME OWNERS ASSOC	181 MAIN ST	BILOXI	MS	39530
N	144238	0907N-01-001.098	TURTLE CREEK HOME OWNERS ASSOC	181 MAIN ST	BILOXI	MS	39530

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	88504	0907N-01-001.000	TURTLE CREEK SUBDIVISION LLC	P O BOX 4579 DEPT 79	HOUSTON	TX	77210
	56888	0908B-01-008.000	W C FORE TRUCKING CO INC	14270 CREOSOTE RD	GULFPORT	MS	39503
	129046	0908F-01-033.000	WALTZ ROBERT D & BRENDA M	13087 LAKE FLORENCE DRIVE	GULFPORT	MS	39503
	129049	0908C-01-001.023	WARD PHILLIP	13062 MIDLAND COVE	GULFPORT	MS	39503
	142564	0908C-01-001.038	WESSON AUGUSTUS & ASHLEY	13050 HARTLEY CIRCLE	GULFPORT	MS	39503
	145330	0908C-01-001.065	WINTER DAVID S & ANNE H	12514 ALPHABET RD	GULFPORT	MS	39503
	118589	0907N-01-003.008	YOCOM BRADLEY A & JEANIE M	13188 O'NEAL ROAD	GULFPORT	MS	39503
N	105584	0907N-01-003.005	YOCOM BRADLEY ALLEN & JEANIE MARIE	13188 O'NEAL RD	GULFPORT	MS	39503

RE: Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0055559

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Zoning Map Amendment 2201PC014:

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Holliman Rd, Zoned R-1-15 (Single-family), Ward 6

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2201PC014

Hearing Date: January 27, 2022

Current Zoning/Use: R-1-15 / Vacant

Legal: Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Holliman Rd, Zoned R-1-15 (Single-family), Ward 6

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone parcels from R-1-15 (Single-family) to an R-1-7.5 (Single-family) zoning district. Currently, the properties are vacant parcels of land and the applicant would like to construct a residential development to consist of 105 lots in total. If rezoned, starting late spring or early summer of 2022 for the first phase – 30 lots. (Out of 105 total lots). Construction of the first phase will be completed by fall or winter of 2022. The second phase (35 lots), shall start construction in spring of 2023 and be completed in fall of 2023. The third phase (40 lots), shall start construction in the spring of 2024.

The applicant states, “The nature of the proposed amendment is to reduce the minimum lot size to allow for a new residential development.” The ordinance states that newly created parcels in an R-1-15 (Single-family) zoning district shall have a minimum of 15,000 square feet with a minimum front yard setback of 25-feet, side yard setback of 15-feet and rear yard setback of 15-feet.

Secondly, R-1-7.5 (Single-family) zoning district requires 7,500 square feet with front yard setback of 25-feet, side yard setback of 8-feet and rear yard setback of 8-feet. Thus, the applicant would like to deviate from the more stringent rules and regulations where city requirements can

h.11

Technical Report

Zoning Map Amendment

be met by the applicant if chosen to. Therefore, approving this request would negate many of the principles for which zoning regulations are intended. Furthermore, the city should enforce its current regulations for the applicant has not shown just cause of needing this property to be rezoned.

The applicant has chosen change in condition as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.
2. Change of condition is addressed by the applicant as this area has changed over the past 10 to 20 years, going from larger lot to smaller lots and denser development such as Tracewood and Florence Gardens. Further, this would allow further growth of the area and raise property value. However, the use in this area is single-family. The ordinance does not deny the applicant the right to build the proposed residential development for the use is allowed by right in both zoning district. Therefore, all current rules and regulations should apply; not wanting to meet lot size requirements does not justify an approval of a zoning map amendment.

EXECUTIVE SUMMARY

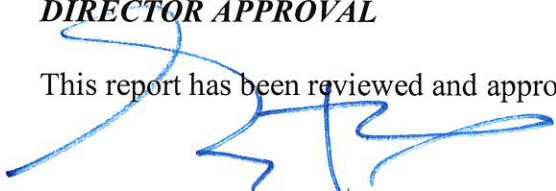
Approving this request would negate many of the principles for which zoning regulations are intended. Furthermore, the city should enforce its current zoning regulations for the applicant has not shown just cause of needing this property to be rezoned. The ordinance does not deny the applicant the right to build the proposed residential development for the use is allowed by right in both zoning district. Therefore, all current rules and regulations should apply; not wanting to meet lot size requirements does not justify an approval of a zoning map amendment.

Any approval should consider these conditions:

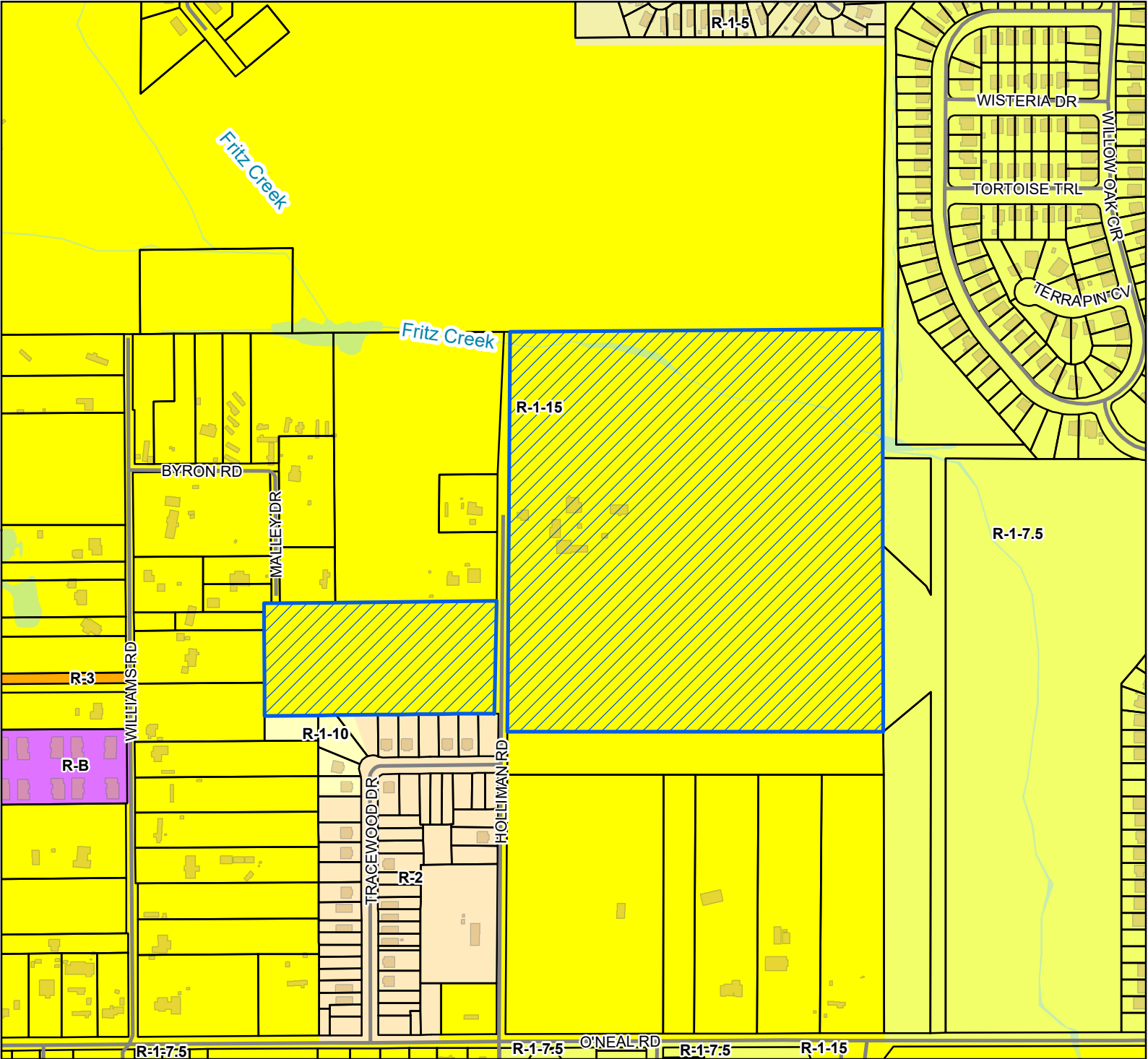
1. Approval of this zoning map amendment allows the proposed parcels to be rezoned from R-1-15 to R-1-7.5 (Single-family) zoning districts.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



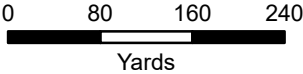
Greg Pietrangelo
Director of Urban Development Department



- Site
 - Street
 - Parcels
 - Buildings
 - Water Features
- Zoning**
- R-1-10 - Single Family Residence (Low Density)
 - R-1-15 - Single Family Residence District (Low Density)
 - R-1-5 - Single Family Residence District (Medium Density)
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - R-3 - General Residence (High Density)
 - R-B - Residence-Business District

Site Information

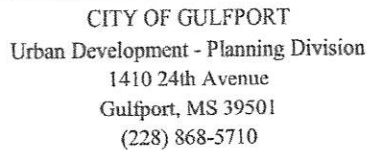
0907N-01-002.000
 0907M-01-003.000
 Zoning: R-1-15 (Single Family)
 Size: 52.62 acres
 Flood: X



1 inch = 500 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



Case File #: 2201 PC 014

Date Received: 12/8/21

Receipt #: _____

Received By: mw

Zoning: R-1.15

Ward: 6 Flood: _____

Property Information

TAX PARCEL #

0	9	0	7	N
0	9	0	7	M

 -

0	1

 -

0	0	2

 •

0	0	0

Ward: 6 Flood: _____

 -

 -

 •

 (If necessary, use separate sheet of paper)

Address of Property Involved: 13184 Holliman Road

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: End of Holliman Road, North of O'neal Road
Parcels on East + West Side of Holliman

GENERAL DESCRIPTION OF REQUEST:
Zoning Amendment From Current Zoning of R-1-15
To R-1-7.5 to allow for a new residential development

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER
Andrey F Maskev
Printed Name Of Owner

Mailing Address
 14464 N SWAN Rd
 City State Zip code
 Guilford Ma 39503
 Home Phone Work/Cell Phone
 228832-2994

Email
Audrey.T694@ATT.NET

AGENT
The Huckabee Company of South Mississippi,
Printed Name Of Agent

Printed Name Of Agent
1117 Hickory Hill Drive

Mailing Address
Gautier N.S. 39553

City State Zip code
832-941-9006

Home Phone _____ Work/Cell Phone _____
 Email jacob@thehackabee.com

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



W CHIPWOOD DR

LAUREL OAKS LN

MCLEOD CT

ADDISON AVE

LIBBY LN

WILLOW OAK CIR

BYRON RD

MADLEY DR

VILLAGE RD

TRACEWOOD DR

HOLMAN RD



W CHIPWOOD DR

R-4

LAUREL OAKS LN

R-1-5

LIBBY LN

ADDISON AVE

MCLEOD CT

R-1-10

WILLOW OAK CIR

BYRON RD

MALLEY DR

R-1-15

R-1-7

R-3

WILLIAMS RD

R-B

R-1-10

R-2

TRACEWOOD DR

HOLLOMAN RD



**MTTR
ENGINEERS, INC.**
CONSULTING ENGINEERS-LAND SURVEYORS
2500 SOUTHLAKE PARK SUITE 100, HOOVER, AL 35244
TELEPHONE (205) 320-0114

CONCEPTUAL LAYOUT
HOLLIMAN ROAD SUBDIVISION
HOLLIMAN ROAD
GULFPORT MS
THE HUCKABEE COMPANY

DATE	REVISIONS

FILE NAME:AAA PLOTS /

DATE:
DATE:
DRAWN:
CHECKED:

SCALE: 44-72

SHEET

THE HUCKABEE COMPANY

RE: Rezoning of 13184 Holliman Road
12/6/2021

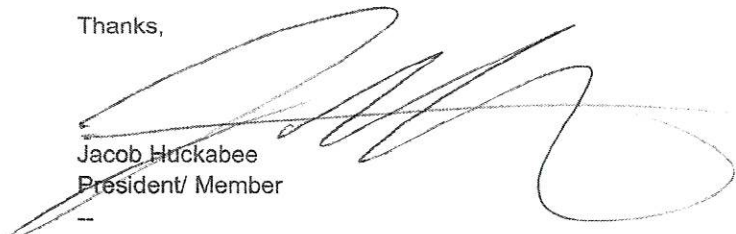
To Whom it May Concern,

We (The Huckabee Company of South Mississippi, LLC, 1117 Hickory Hill Drive, Gautier, Miss 39553) are submitting for rezoning of parcels 0907N-01-002.000 and 0907M-01-003.000 on behalf of Audrey F. Maskew (13184 Holliman Road, Gulfport, Miss 39503) in order to allow for the development of a new residential subdivision.

The current zoning of R-1-15 is more suited for the current land use, which is one home on a larger parcel - due to the growth of the area, we are proposing an amendment to the zoning map from the current R-1-15 classification to R-1-7.5. This amendment should not have any detrimental effect to the area, as there are adjoining subdivision properties with a denser zoning than the current R-1-15 (Tracewood Subdivision at R-1-10 and Turtle Creek at R-1-7.5, as well as Florence Gardens just south of the property at R-1-7.5), furthermore this will allow for the continued growth of the area in a similar fashion to what has already occurred.

If rezoned, we plan to move forward aptly on a new development, submitting plans in late spring or early summer of 2022 for the first phase (30 lots give or take). If approved, there will be 105 new construction lots that will be developed roughly over a three year period.

Thanks,



Jacob Huckabee
President/ Member

jacob@thehuckabeecompany.com
832-941-9006



THE HUCKABEE COMPANY

RE: Rezoning of 13184 Holliman Road
12/7/2021

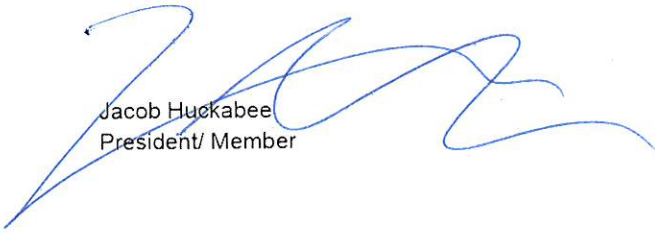
To Whom it May Concern,

We (The Huckabee Company of South Mississippi, LLC, 1117 Hickory Hill Drive, Gautier, Miss 39553) are submitting for rezoning of parcels 0907N-01-002.000 and 0907M-01-003.000 on behalf of Audrey F. Maskew (13184 Holliman Road, Gulfport, Miss 39503). Our interest as agent (see attached notarized agent form) in the rezoning is for the development of a new residential subdivision, while Ms. Maskew's interest is facilitating the sale of her property (see attached deed as property owner).

The nature of the proposed amendment is to reduce the minimum lot size to allow for a new construction residential development, which will continue growth in the area. The current zoning of R-1-15 is more suited for homes on larger parcels, and due to the growth of the area, we are proposing an amendment to the zoning map from the current R-1-15 classification to R-1-7.5. The character of the surrounding community has changed over the past 10-20 years, going from larger lot or single parcel homes to smaller lot, denser developments. This amendment should not have any detrimental effect to the area, as there are adjoining subdivision properties with a denser zoning than the current zoning of R-1-15 (Tracewood Subdivision at R-1-10 and Turtle Creek at R-1-7.5, as well as Florence Gardens just south of the property at R-1-7.5), in fact, it should only help the area by maintaining property values through new construction and placing more rooftops, which in turn correlates to commercial business growth for the greater community. Furthermore this will allow for the continued growth of the area in a similar fashion to what has already occurred, and the need for denser and new development is evidenced by the majority of the surrounding developments that are sold out while still having demand for new construction starts.

If rezoned, we plan to move forward aptly on a new development, submitting plans in late spring or early summer of 2022 for the first phase - 30 lots (out of 105 total lots). Construction of the first phase will be completed by fall or winter of 2022. The second phase (35 lots), shall start construction in spring of 2023 and be completed in fall of 2023. The third phase (40 lots), shall start construction in the spring of 2024 and be completed in fall of 2024.

Thanks,



Jacob Huckabee
President/ Member

jacob@thehuckabeecompany.com
832-941-9006

Adjoining Property Owners:

- Harrison County School Board, 11702 Highway 49, Gulfport, Miss 39503
- Edward & Deborah Wheeler, 56 Shoreline Lane, Gulfport, Miss 39503
- Edna Renfro, 333 Remington Drive, Brandon, Miss 39042
- Lorraine Quandt, PO Box 3118, Gulfport, Miss 39505
- Daniel Quandt, PO Box 6374, Gulfport, Miss 39506
- Robert & Jeremiah Daley, PO Box 4273, Gulfport, Miss 39502
- Harry & Jimmie Kerr, 13144 Williams Road, Gulfport, Miss 39503
- Travis Sexton, 13112 Williams Road, Gulfport, Miss 39503
- Robert Heinrich & RC Easterline, 28 52nd Street, Gulfport, Miss 39507
- State Bank & Trust Company, 618 Crescent BLVD Suite 100, Ridgeland, Miss 39157
- Blessed Investments Team, LLC, PO Box 2353, Gulfport, Miss 39505
- Richard & Jody Dean, 13631 Ibbetson Avenue, Bellflower, CA 90706
- Whitmer Stoeve Trust, 10 Via Solaz, Rancho Santa Margarita, CA 92688
- Phillip & Danette Warren, 12316 Hill Crest Drive, Pasco, WA 99301
- Manson Venture Capital LTD, 80 Highpoint Drive, Gulf Breeze, FL 32561
- Annetta E Banks, 15350 Highway 49 North, Gulfport, Miss 39503
- Turtle Creek Home Owners Association, 181 Main Street, Biloxi, Miss 39530
- Turtle Creek Subdivision, LLC, PO Box 4579, Houston, TX 77210



Covenant Affidavit

I, Jodi Busch, being owner or agent of the property 13184 Holliman Road
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

[Signature]
Signature

11-8-2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 8th day of December, 20 21

[Signature]
Notary Public



11/17/2025
Commission Expiration

THE HUCKABEE COMPANY

I, Audrey F. Maskew, do hereby give authority to The Huckabee Company of South Mississippi, LLC to apply for and act as my agent regarding the rezoning of my properties at 13184 Holliman Road, known as Harrison County Parcels 0907N-01-002.000 and 0907M-01-003.000.

Audrey F. Maskew
Audrey F. Maskew
by

The foregoing instrument was acknowledged
before me on this December 7, 2021

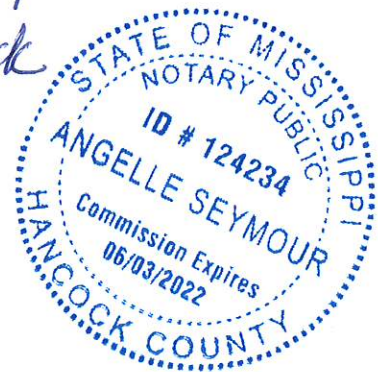
Audrey F. Maskew.

Angelle Seymour
Notary Public

Print: Angelle Seymour

State Of: MS

County Of: Hancock



Adjoining Property Owners:

- Harrison County School Board, 11702 Highway 49, Gulfport, Miss 39503
- Edward & Deborah Wheeler, 56 Shoreline Lane, Gulfport, Miss 39503
- Edna Renfro, 333 Remington Drive, Brandon, Miss 39042
- Lorraine Quandt, PO Box 3118, Gulfport, Miss 39505
- Daniel Quandt, PO Box 6374, Gulfport, Miss 39506
- Robert & Jeremiah Daley, PO Box 4273, Gulfport, Miss 39502
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- Manson Venture Capital LTD, 80 Highpoint Drive, Gulf Breeze, FL 32561
- Anneitta E Banks, 15350 Highway 49 North, Gulfport, Miss 39503
- Turtle Creek Home Owners Association, 181 Main Street, Biloxi, Miss 39530
- Turtle Creek Subdivison, LLC, PO Box 4579, Houston, TX 77210

SCANNED



John 1st Judicial District
Instrument 2012 3316 D - J1
Filed/Recorded 6/ 8/2012 02:05 P
Total Fees \$ 12.00
2 Pages Recorded

This document prepared by:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, PLLC
759 Vieux Marche' Mall
Biloxi, MS 39530
(228) 374-2100

After recording return to
Donald R. Jones, MS Bar No. 3197
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #125023

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, for and on behalf of,

BANCORPSOUTH BANK,
2909 13th Street, Gulfport, MS 39501, Phone #(228) 863-2131

do hereby sell, convey and specially warrant unto

JAMES WILLIE MASKEW and AUDREY F. MASKEW
13184 Holliman Road, Gulfport, MS 39503, Phone #(228)832-2074

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, to-wit:

INDEXING INSTRUCTIONS: SW 1/4 of SE 1/4 of Sec. 35, T6S, R11W, First Judicial District of Harrison County, Mississippi

A parcel of land situated and being located in Section 35, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the east line of the Southwest 1/4 of the Southeast 1/4 with the north margin of O'Neal Road; thence run North 00 degrees 20 minutes 21 seconds West 1089.15 feet along the east line of the said

Southwest 1/4 of the Southeast 1/4 to the Point of Beginning; thence continue from said Point of Beginning, North 00 degrees 20 minutes 21 seconds West 156.24 feet along the east line of the said Southwest 1/4 of the Southeast 1/4 to the northeast corner of the said Southwest 1/4 of the Southeast 1/4; thence run South 89 degrees 33 minutes 32 seconds West 1355.71 feet to the east margin of Holliman Road; thence run South 00 degrees 16 minutes 06 seconds West 156.48 feet along the east margin of Holliman Road; thence run North 89 degrees 32 minutes 57 seconds East 1357.36 feet to the east line of the said Southwest 1/4 of the Southeast 1/4 and the Point of Beginning. Containing 4.87 acres.

This conveyance is subject to all restrictions, reservations and easements affecting said property on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Ad valorem taxes for the year 2012 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantees herein, who will pay same when due. All tax prorations are final.

Witness our signatures on this the 6th of June, 2012.

BANCORPSOUTH BANK

By: Karen K. Cole
Karen K. Cole
Senior Vice President
By: William S. Briscoe
William S. Briscoe
First Vice President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named Karen K. Cole, known to me to be Senior Vice President of BancorpSouth Bank, and William S. Briscoe, known to me to be First Vice President of BancorpSouth Bank, and who acknowledged that for and on its behalf, they signed, sealed and delivered the foregoing instrument on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal of office, this 6th day of June, 2012.

My commission expires: February 28, 2013
(SEAL)
NOTARY PUBLIC
ANNETTE MARIE WHEAT
ID No. 27629
Commission Expires
February 28, 2013
HARRISON COUNTY
STATE OF MISSISSIPPI

SCANNED



John 1st Judicial District
Instrument 2012 3316 D - J1
Filed/Recorded 6/8/2012 02:05 P
Total Fees \$ 12.00
2 Pages Recorded

This document prepared by:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, PLLC
759 Vieux Marche' Mall
Biloxi, MS 39530
(228) 374-2100

After recording return to
Donald R. Jones, MS Bar No. 3197
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #125023

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, for and on behalf of,

BANCORPSOUTH BANK,
2909 13th Street, Gulfport, MS 39501, Phone #(228) 863-2131

do hereby sell, convey and specially warrant unto

JAMES WILLIE MASKEW and AUDREY F. MASKEW
13184 Holliman Road, Gulfport, MS 39503, Phone #(228)832-2074

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, to-wit:

INDEXING INSTRUCTIONS: SW 1/4 of SE 1/4 of Sec. 35, T6S, R11W, First Judicial District of Harrison County, Mississippi

A parcel of land situated and being located in Section 35, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the east line of the Southwest 1/4 of the Southeast 1/4 with the north margin of O'Neal Road; thence run North 00 degrees 20 minutes 21 seconds West 1089.15 feet along the east line of the said

Southwest 1/4 of the Southeast 1/4 to the Point of Beginning; thence continue from said Point of Beginning, North 00 degrees 20 minutes 21 seconds West 156.24 feet along the east line of the said Southwest 1/4 of the Southeast 1/4 to the northeast corner of the said Southwest 1/4 of the Southeast 1/4; thence run South 89 degrees 33 minutes 32 seconds West 1355.71 feet to the east margin of Holliman Road; thence run South 00 degrees 16 minutes 06 seconds West 156.48 feet along the east margin of Holliman Road; thence run North 89 degrees 32 minutes 57 seconds East 1357.36 feet to the east line of the said Southwest 1/4 of the Southeast 1/4 and the Point of Beginning. Containing 4.87 acres.

This conveyance is subject to all restrictions, reservations and easements affecting said property on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Ad valorem taxes for the year 2012 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantees herein, who will pay same when due. All tax prorations are final.

Witness our signatures on this the 6th of June, 2012.

BANCORPSOUTH BANK

By:

Karen K. Cole
Karen K. Cole
Senior Vice President

By:

William S. Briscoe
William S. Briscoe
First Vice President

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named Karen K. Cole, known to me to be Senior Vice President of BancorpSouth Bank, and William S. Briscoe, known to me to be First Vice President of BancorpSouth Bank, and who acknowledged that for and on its behalf, they signed, sealed and delivered the foregoing instrument on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal of office, this 6th day of June, 2012.



Annette Marie Wheat
NOTARY PUBLIC

My commission expires:

(S E A L)

SCANNED



1st Judicial District
Instrument 2012 8097 D - J1
Filed/Recorded 12/19/2012 09:40 A
Total Fees \$ 12.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #125052

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

Index to: NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 35-6-11
STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, JAMES WILLIE MASKEW and wife, AUDREY F. MASKEW, 13184 Holliman Road, Gulfport, MS 39503, 228-832-2074, does hereby sell, convey and warrant unto JAMES WILLIE MASKEW and wife, AUDREY F. MASKEW, 13184 Holliman Road, Gulfport, MS 39503, 228-832-2074, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Parcel 1: A parcel of land situated and being located in Section 35, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the East line of the Southwest One-fourth of the Southeast One-fourth (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) with the North margin of O'Neal Road; thence run North 00 degrees 20 minutes 21 seconds West 1089.15 feet along the East line of the said Southwest One-fourth of the Southeast One-fourth (SW $\frac{1}{4}$ of the SE $\frac{1}{4}$) to the Point of Beginning; thence continue from said Point of Beginning, North 00 degrees 20 minutes 21 seconds West 156.24 feet along the East line of the said Southwest One-fourth of the Southeast One-fourth (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) to the Northeast corner of the said Southwest One-fourth of the Southeast One-fourth (SW $\frac{1}{4}$ of SE $\frac{1}{4}$); thence run South 89 degrees 33 minutes 32 seconds West 1355.71 feet to the East margin of Holliman Road; thence run South 00 degrees 16 minutes 06 seconds West 156.48 feet along the East

TITLE NOT EXAMINED

margin of Holliman Road; thence run North 89 degrees 32 minutes 57 seconds East 1357.36 feet to the East line of the said Southwest One-fourth of the Southeast One-fourth (SW1/4 of SE1/4) and the Point of Beginning. Containing 4.87 acres, more or less.

AND ALSO:

Parcel 2: The Northwest One-fourth of the Southeast One-fourth (NW1/4 of SE1/4) of Section 35, Township 6 South, Range 11 West, together with the improvements thereon, containing 40 acres, more or less, situated in the First Judicial District of Harrison County, Mississippi, less and except ½ of the oil, gas and other minerals which have been reserved by prior Grantors, being the same land conveyed in that certain Deed recorded in Book 430, Page 395, of the Land Deed records of said County and State.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year are hereby assumed by the Grantees herein.

WITNESS OUR SIGNATURES, on this the 19th day of December, 2012.

James Willie Maskeu
JAMES WILLIE MASKEW

Audrey F. Maskeu
AUDREY F. MASKEW

TITLE NOT EXAMINED

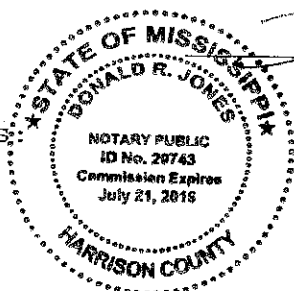
STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, JAMES WILLIE MASKEW and wife, AUDREY F. MASKEW, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of December, 2012.

My Commission Expires:



Donald R. Jones
NOTARY PUBLIC

SCANNED



1st Judicial District
Instrument 2012 8097 D -J1
Filed/Recorded 12/19/2012 09:40 A
Total Fees \$ 12.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #125052

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

Index to: NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 35-6-11
STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00),
cash in hand paid, and other good and valuable consideration, the
receipt and sufficiency of all of which is hereby acknowledged, the
undersigned, JAMES WILLIE MASKEW and wife, AUDREY F. MASKEW, 13184
Holliman Road, Gulfport, MS 39503, 228-832-2074, does hereby sell,
convey and warrant unto JAMES WILLIE MASKEW and wife, AUDREY F.
MASKEW, 13184 Holliman Road, Gulfport, MS 39503, 228-832-2074, as
joint tenants with full rights of survivorship and not as tenants
in common, the following described land and property being located
in the First Judicial District of Harrison County, Mississippi,
being more particularly described as follows, to-wit:

Parcel 1: A parcel of land situated and being located in
Section 35, Township 6 South, Range 11 West, First Judicial
District of Harrison County, Mississippi, and being more
particularly described as follows, to-wit:

Commencing at the intersection of the East line of the
Southwest One-fourth of the Southeast One-fourth (SW $\frac{1}{4}$ of
SE $\frac{1}{4}$) with the North margin of O'Neal Road; thence run North
00 degrees 20 minutes 21 seconds West 1089.15 feet along the
East line of the said Southwest One-fourth of the Southeast
One-fourth (SW $\frac{1}{4}$ of the SE $\frac{1}{4}$) to the Point of Beginning;
thence continue from said Point of Beginning, North 00 degrees
20 minutes 21 seconds West 156.24 feet along the East line of
the said Southwest One-fourth of the Southeast One-fourth
(SW $\frac{1}{4}$ of SE $\frac{1}{4}$) to the Northeast corner of the said Southwest
One-fourth of the Southeast One-fourth (SW $\frac{1}{4}$ of SE $\frac{1}{4}$);
thence run South 89 degrees 33 minutes 32 seconds West 1355.71
feet to the East margin of Holliman Road; thence run South 00
degrees 16 minutes 06 seconds West 156.48 feet along the East

TITLE NOT EXAMINED

margin of Holliman Road; thence run North 89 degrees 32 minutes 57 seconds East 1357.36 feet to the East line of the said Southwest One-fourth of the Southeast One-fourth (SW1/4 of SE1/4) and the Point of Beginning. Containing 4.87 acres, more or less.

AND ALSO:

Parcel 2: The Northwest One-fourth of the Southeast One-fourth (NW1/4 of SE1/4) of Section 35, Township 6 South, Range 11 West, together with the improvements thereon, containing 40 acres, more or less, situated in the First Judicial District of Harrison County, Mississippi, less and except $\frac{1}{2}$ of the oil, gas and other minerals which have been reserved by prior Grantors, being the same land conveyed in that certain Deed recorded in Book 430, Page 395, of the Land Deed records of said County and State.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year are hereby assumed by the Grantees herein.

WITNESS OUR SIGNATURES, on this the 19th day of December, 2012.

James Willie Maskeu
JAMES WILLIE MASKEW

Audrey F. Maskeu
AUDREY F. MASKEW

TITLE NOT EXAMINED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, JAMES WILLIE MASKEW and wife, AUDREY F. MASKEW, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of December, 2012.

My Commission Expires:



Donald R. Jones
NOTARY PUBLIC

SCANNED



1st Judicial District
Instrument 2012 3710 D - J1
Filed/Recorded 6/26/2012 01:35 P
Total Fees \$ 12.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #125052A
Index to NW $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 35-6-11

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, JAMES W. MASKEW, also known as JAMES WILLIE MASKEW, 13184 Holliman Road, Gulfport, MS 39503, 228-832-2074, does hereby sell, convey and warrant unto JAMES WILLIE MASKEW and wife, AUDREY F. MASKEW, 13184 Holliman Road, Gulfport, MS 39503, 228-832-2074, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

The Northwest One-fourth of the Southeast One-fourth (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 35, Township 6 South, Range 11 West, together with the improvements thereon, containing 40 acres, more or less, situated in the First Judicial District of Harrison County, Mississippi, less and except $\frac{1}{2}$ of the oil, gas and other minerals which have been reserved by prior Grantors, being the same land conveyed in that certain Deed recorded in Book 430, Page 395, of the Land Deed records of said County and State.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TITLE NOT EXAMINED

TAXES for the current year are hereby assumed by the Grantees herein.

WITNESS MY SIGNATURE, on this the 26th day of June, 2012.

James W. Maskeu
JAMES W. MASKEW, also known as
JAMES WILLIE MASKEW

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, JAMES W. MASKEW, also known as JAMES WILLIE MASKEW, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of June, 2012.

Donald R. Jones
NOTARY PUBLIC

My Commission Expires:



SCANNED



1st Judicial District
Instrument 2012 3710 D - J1
Filed/Recorded 6/26/2012 01:35 P
Total Fees \$ 12.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #125052A
Index to NW $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 35-6-11

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, JAMES W. MASKEW, also known as JAMES WILLIE MASKEW, 13184 Holliman Road, Gulfport, MS 39503, 228-832-2074, does hereby sell, convey and warrant unto JAMES WILLIE MASKEW and wife, AUDREY F. MASKEW, 13184 Holliman Road, Gulfport, MS 39503, 228-832-2074, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

The Northwest One-fourth of the Southeast One-fourth (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 35, Township 6 South, Range 11 West, together with the improvements thereon, containing 40 acres, more or less, situated in the First Judicial District of Harrison County, Mississippi, less and except $\frac{1}{2}$ of the oil, gas and other minerals which have been reserved by prior Grantors, being the same land conveyed in that certain Deed recorded in Book 430, Page 395, of the Land Deed records of said County and State.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TITLE NOT EXAMINED

TAXES for the current year are hereby assumed by the Grantees herein.

WITNESS MY SIGNATURE, on this the 26th day of June, 2012.

James W. Maskeu
JAMES W. MASKEW, also known as
JAMES WILLIE MASKEW

STATE OF MISSISSIPPI

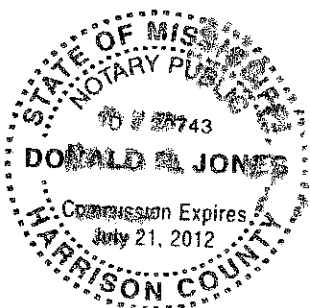
COUNTY OF HARRISON

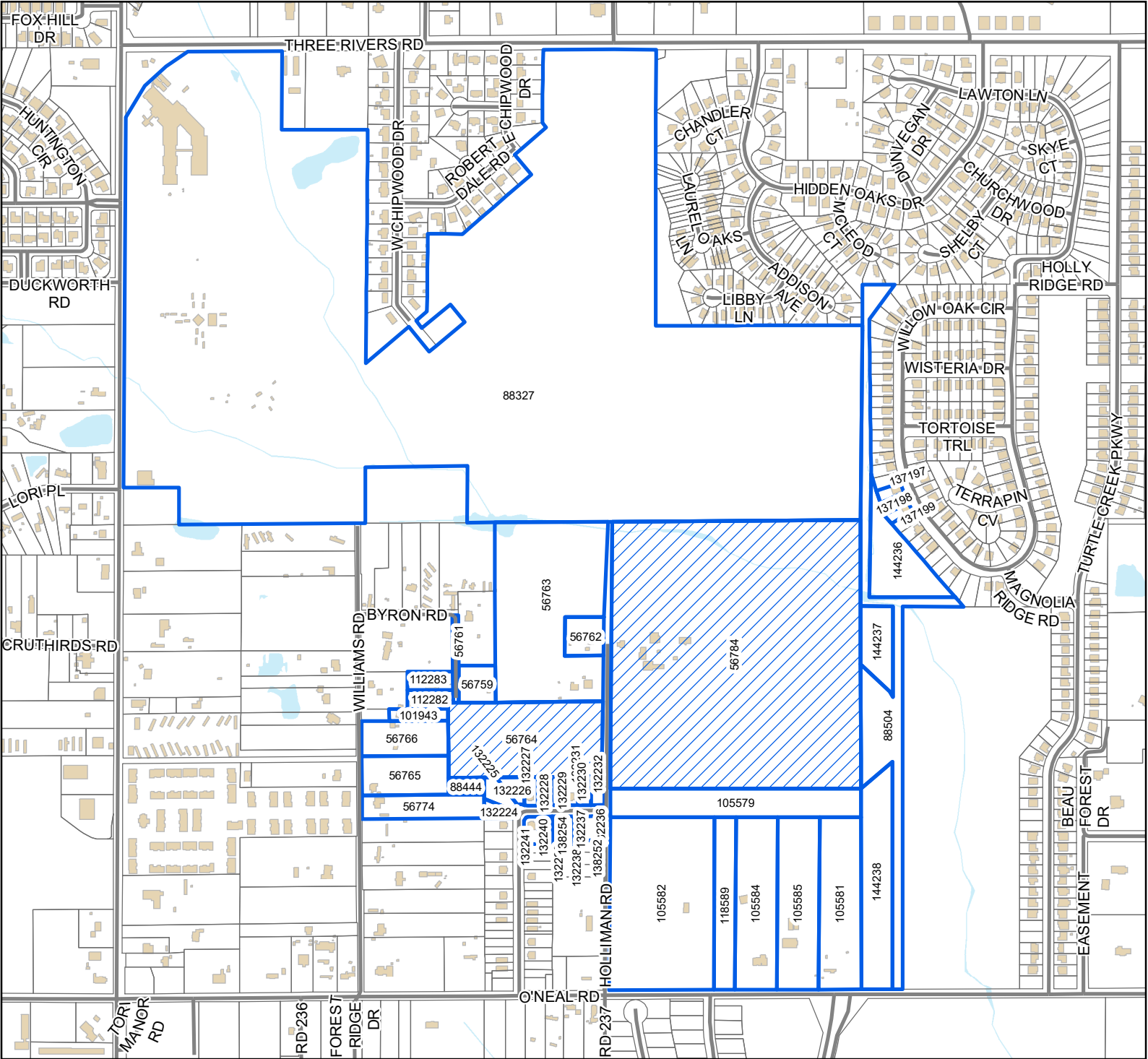
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, JAMES W. MASKEW, also known as JAMES WILLIE MASKEW, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of June, 2012.

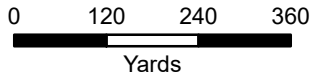
Donald R. Jones
NOTARY PUBLIC

My Commission Expires:





- Legend**
- Site
 - Adjacent Properties
 - Street
 - Buildings
 - Water Features



1 inch = 750 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		0907N-01-002.000	AUDREY F. MASKEW (OWNER)	14464 N SWAN RD	GULFPORT	MS	39503
			THE HUCKABEE COMPANY OF SOUTH				
		0907N-01-002.000	MISSISSIPPI, LLC (AGENT)	1117 HICKORY HILL DR	GAUTIER	MS	39553
N			Adjacent Property Owners				
	132232	0907M-01-004.021	3BROTHERS LAND LLC	8 MCCUE CIRCLE	FAIRHOPE	AL	32532
	105582	0907N-01-003.003	BANKS ANNEITTA E	15350 HWY 49 N	GULFPORT	MS	39503
N	105579	0907N-01-003.001	BANKS ANNEITTA E	15350 HWY 49 NORTH	GULFPORT	MS	39503
	132226	0907M-01-004.015	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
N	132236	0907M-01-004.025	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
N	138252	0907M-01-004.051	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
N	132239	0907M-01-004.028	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
N	132229	0907M-01-004.018	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
N	132240	0907M-01-004.029	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
N	138254	0907M-01-004.053	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
N	132238	0907M-01-004.027	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
N	132237	0907M-01-004.026	BLESSED INVESTMENTS TEAM LLC	P O BOX 2353	GULFPORT	MS	39505
	56774	0907M-01-013.000	CALHOUN DANIEL RAY	13096 WILLIAMS RD	GULFPORT	MS	39503
	132231	0907M-01-004.020	CARROLL IESHA S	13157 TRACEWOOD DR	GULFPORT	MS	39503
	137198	0907K-01-006.027	CLARK ARDEANIA	13251 WILLOW OAK CIR	GULFPORT	MS	39503
	132227	0907M-01-004.016	DEAN RICHARD A & JODY B	13631 IBBETSON AVENUE	BELLFLOWER	CA	90706
	132224	0907M-01-004.013	ELLIOTT STEVEN D & ANGELA	1060 MARINA VILLAGE YACHT HARBO	ALAMEDA	CA	94501
	105585	0907N-01-003.006	FAMILY WORSHIP CENTER OF GULFPORT I	15011 PARKWOOD DRIVE	GULFPORT	MS	39503
	88444	0907M-01-004.000	HEINRICH ROBERT B & EASTERLINE R C	28 52ND ST	GULFPORT	MS	39507
	56766	0907M-01-015.000	KERR HARRY A & JIMMIE JO	13144 WILLIAMS RD	GULFPORT	MS	39503
	105581	0907N-01-003.007	LOFTIN JIM H & CONSORCIA S-TRUSTEES	14481 AUTUMN CHASE	GULFPORT	MS	39503
	132230	0907M-01-004.019	MAHONEY EVERTON	406 TECHNOLOGY CENTER DR	STOUGHTON	MA	2072
N	56784	0907N-01-002.000	MASKEW AUDREY F -L/E-	13184 HOLLIMAN RD	GULFPORT	MS	39503
N	56764	0907M-01-003.000	MASKEW AUDREY H -L/E-	13184 HOLLIMAN RD	GULFPORT	MS	39503
	112283	0907M-01-018.002	QUANDT DANIEL PAUL & LORRAINE M	P O BOX 6374	GULFPORT	MS	39506
	112282	0907M-01-018.001	QUANDT DANIEL PAUL & LORRAINE M	3115 CYPRESS CREEK DR	D'IBERVILLE	MS	39540
	56761	0907M-01-021.000	QUANDT LORRAINE MORAN	P O BOX 3118	GULFPORT	MS	39505
N	56759	0907M-01-019.000	QUANDT LORRAINE MORGAN	P O BOX 3118	GULFPORT	MS	39505
	56762	0907M-01-001.000	RENFRO EDNA MAE NEWELL -EST-	333 REMINGTON DR	BRANDON	MS	39042
	137199	0907K-01-006.028	SANDERS BEVERLY F	13247 WILLOW OAK CIRCLE	GULFPORT	MS	39503
	56765	0907M-01-014.000	SEXTON TRAVIS A	13112 WILLIAMS RD	GULFPORT	MS	39503
	132225	0907M-01-004.014	STATE BANK & TRUST CO	618 CRESCENT BLVD STE 100	RIDGELAND	MS	39157

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	132241	0907M-01-004.030	TROPHY FISH LLC	2440 S SHORE DR	BILOXI	MS	39532
	144238	0907N-01-001.098	TURTLE CREEK HOME OWNERS ASSOC	181 MAIN ST	BILOXI	MS	39530
N	144237	0907N-01-001.097	TURTLE CREEK HOME OWNERS ASSOC	181 MAIN ST	BILOXI	MS	39530
N	144236	0907N-01-001.096	TURTLE CREEK HOME OWNERS ASSOC	181 MAIN ST	BILOXI	MS	39530
	88504	0907N-01-001.000	TURTLE CREEK SUBDIVISION LLC	P O BOX 4579 DEPT 79	HOUSTON	TX	77210
	137197	0907K-01-006.026	WALKER CHESTER A IV	13255 WILLOW OAK CIR	GULFPORT	MS	39503
	56763	0907M-01-002.000	WHEELER DEBORAH ANN & EDWARD S	56 SHORELINE	GULFPORT	MS	39503
	132228	0907M-01-004.017	WHITMER STOEVE TRUST	10 VIA SOLAZ	RSM	CA	92688
	101943	0907M-01-015.001	WILLIAMS JOEL & THERESA	13166 WILLIAMS ROAD	GULFPORT	MS	39503
	118589	0907N-01-003.008	YOCOM BRADLEY A & JEANIE M	13188 O'NEAL ROAD	GULFPORT	MS	39503
N	105584	0907N-01-003.005	YOCOM BRADLEY ALLEN & JEANIE MARIE	13188 O'NEAL RD	GULFPORT	MS	39503

RE: Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Holliman Rd, Zoned R-1-15 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W000Q0000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Resubdivision 2201PC015:

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

Resubdivision

GENERAL INFORMATION

Case File Number: 2201PC015

Hearing Date: January 27, 2022

Current Zoning/Use: R-1-7.5 / Vacant Lot

Legal: Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

TECHNICAL DETAILS

The applicant requests to divide 22,309 square feet into 2 separate parcels. It has not been indicated by the applicant any use for the proposed parcels (Parcel 1) and (Parcel 2). This particular parcel was recently part of a 9.79-acre subdivision case # 2107PC113. (See the attached). As proposed, the properties will exceed the 7,500 square-foot requirement of the zoning district, as well as other basic property division standards indicated below. Additionally, any proposed structures would need to meet setback requirements.

The Gulfport Subdivision Regulations require that:

1. Each new parcel created is in compliance with appropriate zoning ordinances, building codes, and restrictive covenants, if any;
2. Each new parcel created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new parcel created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

EXECUTIVE SUMMARY

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants, which would prevent the resubdivision of the parcel. It should be noted that the Planning Commission and City Council approved a prior resubdivision concerning this parcel last year. (Case 2107PC113).

Any approval should consider these conditions:

1. Lots to have separate water and sewer connections.
2. Must meet all current building codes and all other City of Gulfport Ordinances.

h.w.

Technical Report

Resubdivision

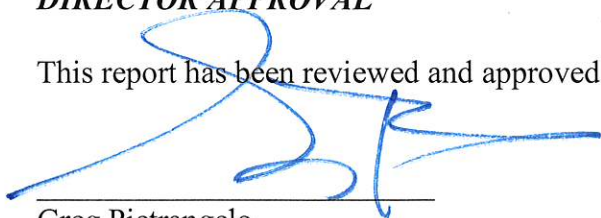
3. GIS is unable to complete a full review at this time. Parcel data at the county level is still being processed from a prior resubdivision. Case 2107PC113.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No comments as of 1/18/2022.
<u>Public Works:</u>	Lots to have separate water and sewer connections. Memo dated 1/13/2022.
<u>Traffic and Safety:</u>	No conditions. Memo dated 1/7/2022.
<u>Building Code Services:</u>	Must meet all current building codes and all other City of Gulfport Ordinances. Memo dated 1/7/2022.
<u>GIS:</u>	GIS is unable to complete a full review at this time. Parcel data at the county level is still being processed from a prior resubdivision. Case 2107PC113. Memo dated 1/12/2022.
<u>Police Department:</u>	No comments as of 1/18/2022.
<u>Fire Department:</u>	No conditions. Memo dated 1/7/2022.
<u>City Arborist:</u>	No conditions. Memo dated 1/7/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

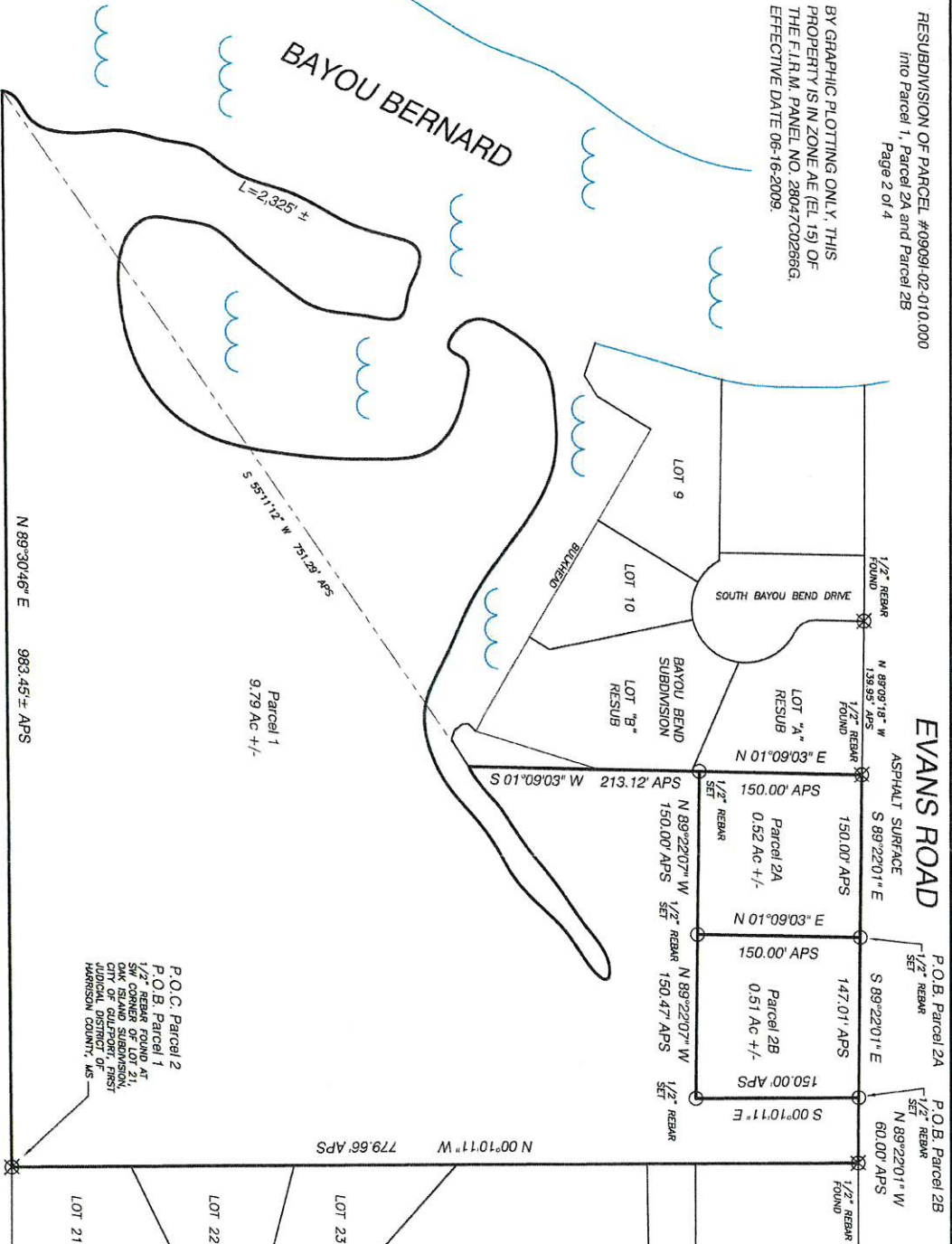
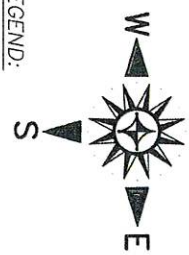
BY GRAPHIC PLOTTING ONLY, THIS
PROPERTY IS IN ZONE AE (EL 15) OF
THE F.I.R.M. PANEL NO. 28047C02866.
EFFECTIVE DATE 06-16-2009.

EVANS ROAD



LEGEND:

- ⊗ --- IRON ROD FOUND
- ⊙ --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊠ --- CONCRETE MONUMENT FOUND
- ⌀ --- POWER POLE
- A.P.S. --- AS PER SURVEY
- A.P.R. --- AS PER RECORD



OAK ISLAND SUBDIVISION PLAT BOOK 44 PAGE 3

Note: This Survey "Class B" was made in accordance with the Standards of Practice for Surveying in the State of Mississippi, August 1, 2015.
Note: Bearings are based on geodetic by GPS observations on control points.
Note: This Survey does not reflect a title search by Seymour Engineering, nor should it be considered as such.
This is to CERTIFY that I have surveyed the property described and delineated hereon, and that the measurements and other data indicated are correct to the best of my knowledge and belief.

James C. Booth, Jr.
JAMES C. BOOTH, JR.
P.L.S. 2668
JULY 1, 2021



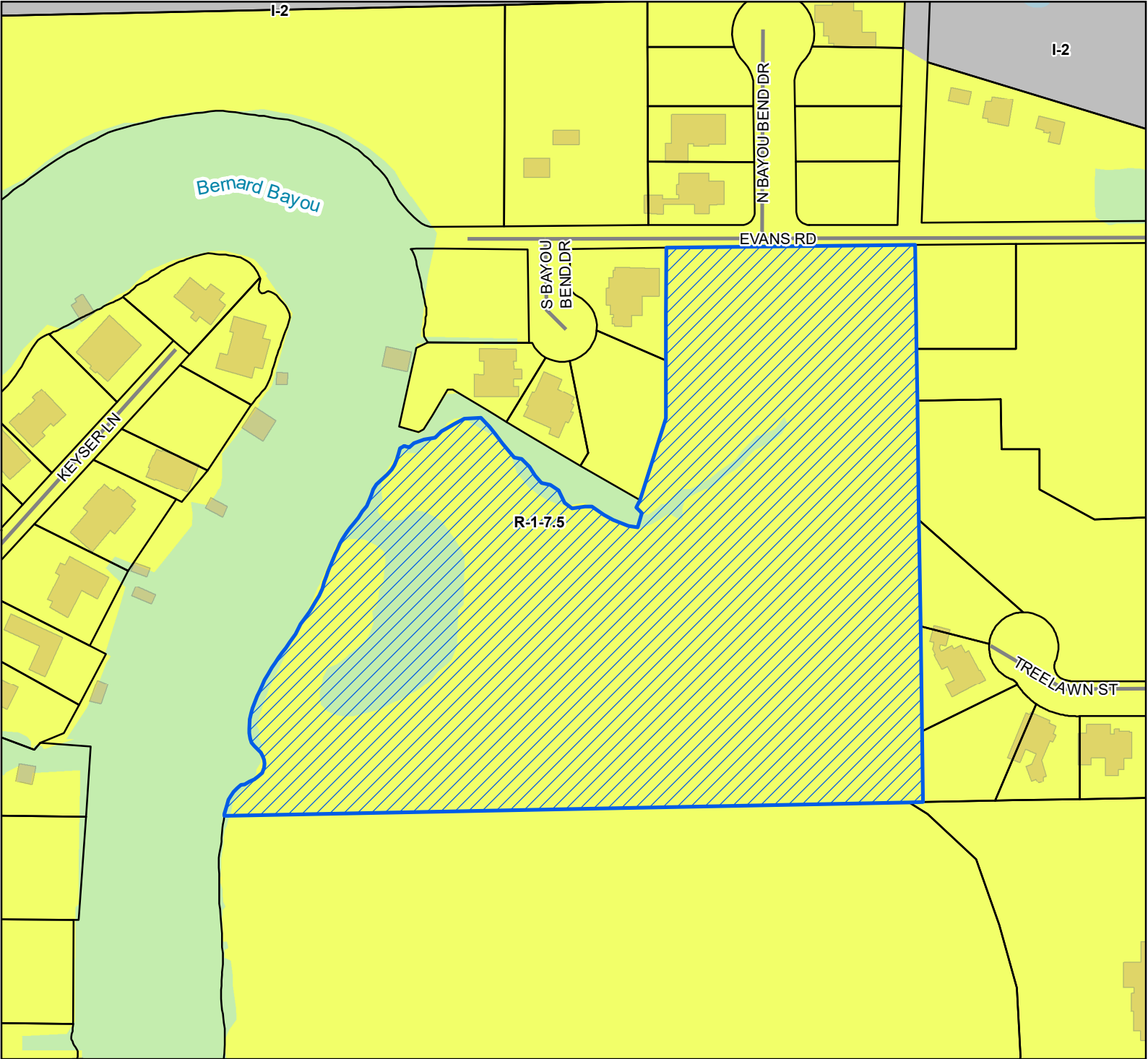
PREPARED BY:

SEYMOUR ENGINEERING

925 TOMMY MUNRO DRIVE, SUITE G
BILLOXI, MISSISSIPPI 39532
PHONE: (228) 385-2350
FAX: (228) 385-2353



- SURVEY REFERENCES:
- 1) RESUBDIVISION PLAT OF LOTS 11, 12 AND 13, BAYOU BEND S/D
 - 2) PLAT OF OAK ISLAND S/D, PLAT BOOK 44 AT PAGE 3
 - 3) DEED INSTRUMENT 2010-006347-D-J1
 - 4) SURVEY BY CASSADY & ASSOC., JOB# 16581-03 DATED 03-25-2003.
 - 5) DEED BOOK 1047 AT PAGE 284



Site

Street

Parcels

Buildings

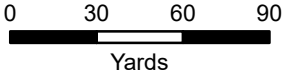
Water Features

Zoning

I-2 - Heavy Industry District

R-1-7.5 - Single Family Residence District (Low Density)

Site Information
0909I-02-010.000
Zoning: R-1-7.5 (Single Family)
Size: 12.79 acres
Flood: AE



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	9	0	9	I

 -

0	2

 -

0	1	0	0	0

Case Number: 2201 PC 015Date Received: 12/8/21

Receipt Number: _____

Received By: CLZoning: R-1-7.5Ward: 4 Flood: AESize: 12.79 acres

(If necessary, use separate sheet of paper)

Address of Property Involved: Evans Road 39503

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: Across Evans Rd from N. Bayou Bend Dr.

GENERAL DESCRIPTION OF REQUEST:

subdivide 1 1/2 acre parcel into 2 1/4 acre parcels

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Warren H. Dedeaux
Printed Name of Owner

9596 S. Bayou Bend Drive
Mailing Address

Gulfport MS 39503
City State Zip code

228-669-3696

Home Phone Work/Cell Phone

wdedeaux@visionarg.com
Email

[Signature]
Signature of Owner

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



1st Judicial District
Instrument 2021-12113-D-J1
Filed/Recorded 08/19/2021 02:20 PM
Total Fees \$26.00
3 Pages Recorded

Prepared by and after recording return to:
J. William Williams, MBN 99709
Williams Law Firm, PA
2409 14th Street
Gulfport, Mississippi 39501
Telephone No.: (228) 206-7900
Facsimile No.: (228) 206-7911

Grantor's Name, Address and Telephone Number:
ROBERT C. EASTERLING
1440 Mill Road
Gulfport, Mississippi 39507
(228) 669-1025

Grantee's Name, Address and Telephone Number:
WARREN H. DEDEAUX
9596 S. Bayou Bend Drive
Gulfport, Mississippi 39503
(228) 669-3696

Indexing Instructions:

SE 1/4 of the NE 1/4 of Section 24, Township 7 South,
Range 11 West, City of Gulfport, First Judicial District of
Harrison County, Mississippi

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **ROBERT C. EASTERLING** ("**Grantor**"), does sell, grant, convey, and warrant unto **WARREN H. DEDEAUX** ("**Grantee**"), the real property, together with all improvements thereon, situated in the First Judicial District of Harrison County, Mississippi, and more particularly described on **Exhibit "A,"** which is hereby incorporated by reference.

The conveyance is made subject to all protective covenants, rights of way, easements, and oil, gas or mineral reservations or conveyances of record pertaining to the subject property. Taxes for the current year will be paid by Grantor.

WITNESS, the Grantor has caused this instrument to be executed, this the 18th day of August, 2021.

GRANTOR:

Robert C. Easterling
ROBERT C. EASTERLING

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 18th day of August, 2021, within my jurisdiction, the within named **ROBERT C. EASTERLING**, who acknowledges that he executed the above and foregoing instrument.

SWORN TO AND SUBSCRIBED before me this, the 18th day of August, 2021.

Brandy Wick
NOTARY PUBLIC

My Commission Expires: May 29, 2025
(SEAL)



EXHIBIT "A"
Legal Description

Parcel 2A

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar set; thence continue N 89°22'01" W 147.01 feet to a 1/2" rebar set and being the Point of Beginning; thence S 01°09'03" W 150.00 feet to a 1/2" rebar set; thence N 89°22'07" W 150.00 feet to a 1/2" rebar set on the east line of Lot A, resubdivision of Lot 11, 12 and 13, Bayou Band Subdivision; thence N 01°09'03" E 150.00 feet to a 1/2" rebar found on the south right-of-way of Evans Road; thence S 89°22'01" E 150.00 feet to the Point of Beginning. Said parcel of land contains 0.52 acre, more or less.

Parcel 2B

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar set and being the Point of Beginning; thence S 00°10'11" E 150.00 feet to a 1/2" rebar set; thence N 89°22'07" W 150.47 feet to a 1/2" rebar set; thence N 01°09'03" E 150.00 feet to a 1/2" rebar set on the south right-of-way of Evans Road; thence S 89°22'01" E 147.01 feet to the Point of Beginning. Said parcel of land contains 0.51 acre, more or less.

City of Gulfport
Planning Department
1410 24th Avenue
Gulfport, MS 39501

RE: Affidavit for Re-Subdivision Application

To Whom It May Concern:

Please let this document serve as the affidavit required by Application for Re-Subdivision. I, Warren H. Dedeaux as the sole owner of the subject property in the stated application, declare that there are no restrictive or protective covenants that would prohibit this re-subdivision of the subject property.



Warren H. Dedeaux

Owner of Parcel 0909I-02-010.000 per the subdivision certificate

Tracy D. Boyd
12-8-21



RESUBDIVISION OF TAX PARCEL
#0909I-02-010.000 into Parcel 1 and Parcel 2

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN ZONE "AE" (ELEV. 15), AS PUBLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM ON FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 28047C0266G, EFFECTIVE DATE 06/16/2009.

BEARING NOTE

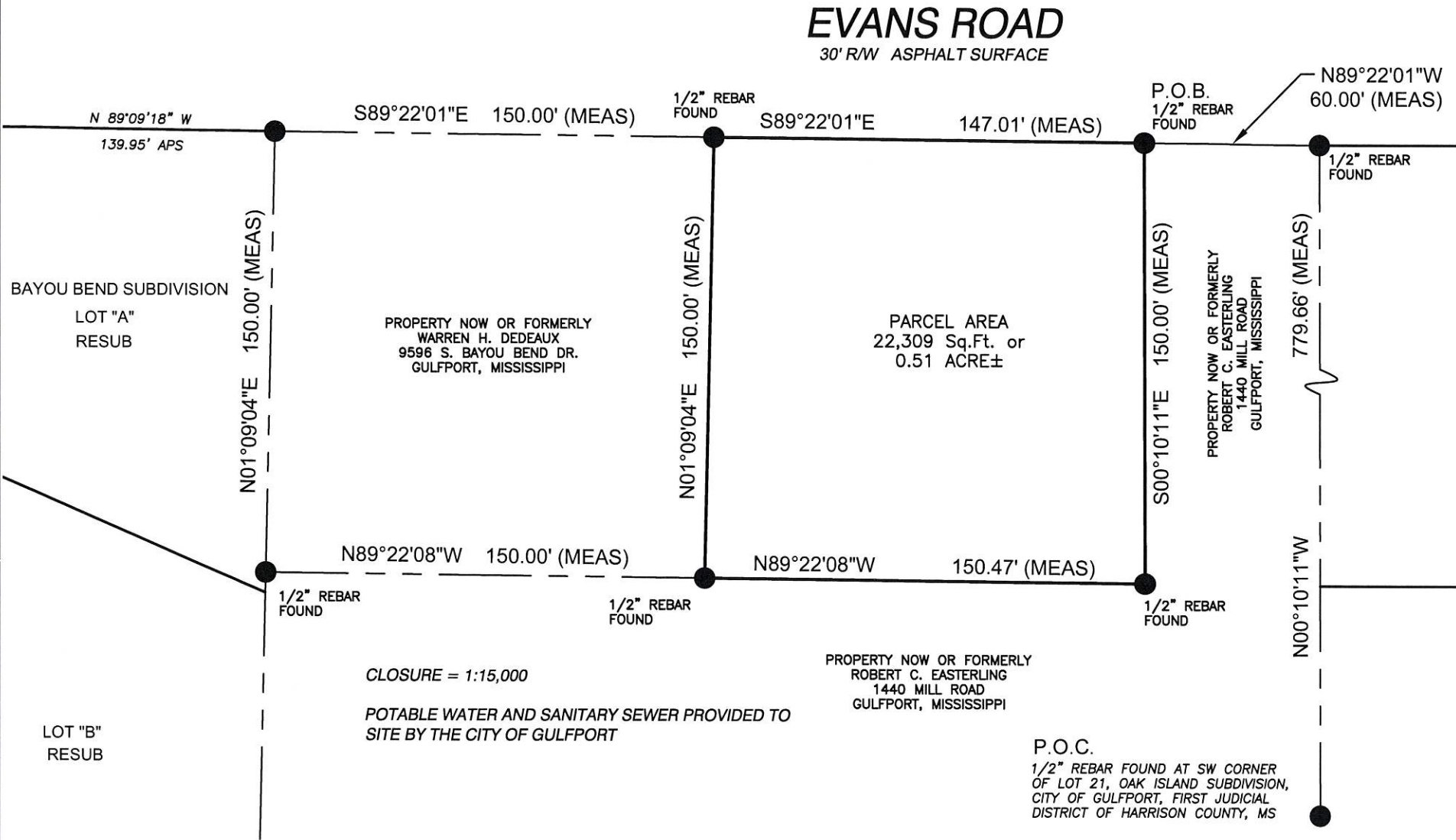
BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

REFERENCE MATERIAL

- 1) RESUBDIVISION SURVEY BY SEYMOUR ENGINEERING, 06-01-2021
2) DEED INSTRUMENT 2021-0012113-D-J1

SURVEY LEGEND

- IRF DENOTES IRON ROD FOUND
- IPF DENOTES IRON PIPE FOUND
- IRS DENOTES 1/2" IRON ROD SET
- ⊠ CMF DENOTES CONCRETE MONUMENT FOUND
- (MEAS) DENOTES MEASURED THIS SURVEY
- (DEED) DENOTES PER RECORDED DEED



NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James C. Booth, Jr.
JAMES C. BOOTH, JR., P.L.S. 02666
DECEMBER 07, 2021



PREPARED BY:

MACHADO | PATANO

CIVIL
ELECTRICAL
MECHANICAL
SURVEYING

918 Howard Ave., Suite F
Biloxi, Mississippi 39530
O: 228.388.1950 | F: 228.388.1971
www.mpeng.us

CERTIFICATE OF RESUBDIVISION

A PARCEL OF LAND SITUATED IN THE
SE 1/4 OF NE 1/4 OF SEC. 24-7-11,
GULFPORT, HARRISON CO. MS.

SCALE:	SHOWN
PROJECT NO:	0077.21.125
DATE:	12-07-2021
DRAWN BY:	JCB
CHECKED BY:	GCT
SHEET NO.:	RESUB
SHEET	1 OF 4

RESUBDIVISION OF TAX PARCEL
#0909I-02-010.000 into Parcel 1 and Parcel 2

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN ZONE "AE" (ELEV. 15), AS PUBLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM ON FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 28047C0266G, EFFECTIVE DATE 06/16/2009.

BEARING NOTE

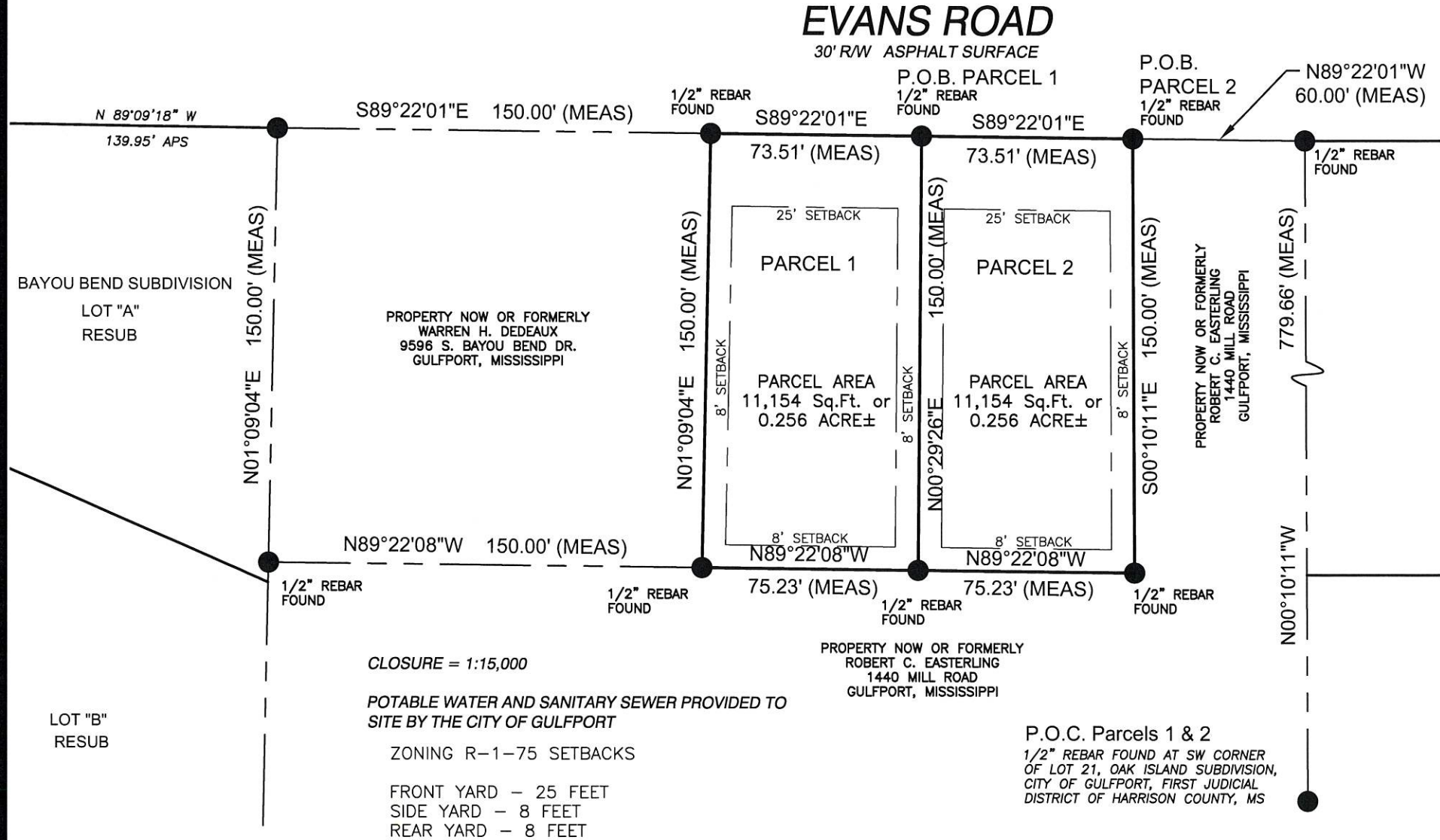
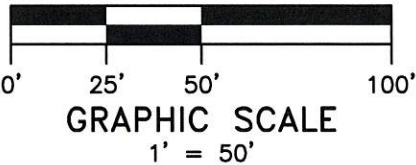
BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

REFERENCE MATERIAL

- 1) RESUBDIVISION SURVEY BY SEYMOUR ENGINEERING, 06-01-2021
2) DEED INSTRUMENT 2021-0012113-D-J1

SURVEY LEGEND

- IRF DENOTES IRON ROD FOUND
● IPF DENOTES IRON PIPE FOUND
○ IRS DENOTES 1/2" IRON ROD SET
⊠ CMF DENOTES CONCRETE MONUMENT FOUND
(MEAS) DENOTES MEASURED THIS SURVEY
(DEED) DENOTES PER RECORDED DEED



NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES C. BOOTH, JR., P.L.S. 02666
DECEMBER 07, 2021



PREPARED BY:

MACHADO | PATANO

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CERTIFICATE OF RESUBDIVISION

A PARCEL OF LAND SITUATED IN THE
SE 1/4 OF NE 1/4 OF SEC. 24-7-11,
GULFPORT, HARRISON CO., MS

SCALE: SHOWN
PROJECT NO: 0077.21.125
DATE: 12-07-2021
DRAWN BY: JCB
CHECKED BY: GCT
SHEET NO.:
RESUB
SHEET 2 OF 4

RESUBDIVISION OF TAX PARCEL
#0909I-02-010.000 into Parcel 1 and Parcel 2

In accordance with Section 9-48 of the Code of Ordinances (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission have reviewed and approved this Final Plat for the Resubdivision of Parcel 0909I-02-010.000 into "Parcel 1" and "Parcel 2". The subject property is generally described as being located south of Evans Road. The ad valorem tax parcel number of the subject property is 0909I-02-010.000 (Deed Instrument 2021-12113-D-J1).

The Case File Number is _____

LEGAL DESCRIPTION: Overall legal description of land prior to resubdivision

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar found and being the Point of Beginning; thence S 00°10'11" E 150.00 feet to a 1/2" rebar found; thence N 89°22'07" W 150.47 feet to a 1/2" rebar found; thence N 01°09'03" E 150.00 feet to a 1/2" rebar found on the south right-of-way of Evans Road; thence S 89°22'01" E 147.01 feet to the Point of Beginning. Said parcel of land contains 0.51 acre, more or less.

Legal Descriptions of parcels created by this subdivision:

SURVEY DESCRIPTION: Parcel 1 As Per Survey

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar found; thence continue N 89°22'01" W 73.51 feet to a 1/2" rebar set and being the Point of Beginning; thence S 00°29'26" W 150.00 feet to a 1/2" rebar set; thence N 89°22'08" W 75.23 feet to a 1/2" rebar found; thence N 01°09'04" E 150.00 feet to a 1/2" rebar found on the south right-of-way of Evans Road; thence S 89°22'01" E 73.51 feet to the Point of Beginning. Said parcel of land contains 11,154 square feet or 0.256 acre, more or less.

SURVEY DESCRIPTION: Parcel 2 As Per Survey

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar found and being the Point of Beginning; thence S 00°10'11" E 150.00 feet to a 1/2" rebar found; thence N 89°22'08" W 75.23 feet to a 1/2" rebar set; thence N 00°29'26" E 150.00 feet to a 1/2" rebar set on the south right-of-way of Evans Road; thence S 89°22'01" E 73.51 feet to the Point of Beginning. Said parcel of land contains 11,154 square feet or 0.256 acre, more or less.

PREPARED BY:

MP

MACHADO | PATANO

CIVIL

ELECTRICAL

MECHANICAL

SURVEYING

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Biloxi, Mississippi 39530
O: 228.388.1950 | F: 228.388.1971
www.mpeng.us

CERTIFICATE OF RESUBDIVISION	SCALE:	SHOWN
	PROJECT NO:	0077.21.125
	DATE:	12-07-2021
	DRAWN BY:	JCB
	CHECKED BY:	GCT
A PARCEL OF LAND SITUATED IN THE SE 1/4 OF NE 1/4 OF SEC. 24-7-11, GULFPORT, HARRISON CO., MS	SHEET NO.:	RESUB
	SHEET	3 OF 4

RESUBDIVISION OF TAX PARCEL
#0909I-02-010.000 into Parcel 1 and Parcel 2

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and or employees against any all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents and/or employees concerning the petition for resubdivision of the real property herein described:

Ratified and Approved by:

[Signature] Warren H. Dedeaux
Signature of Owner or Owner's Agent Print Name

This 8th day of December 2021.



ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the forenamed Warren H. Dedeaux who acknowledged that he/she accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

[Signature] 3-22-2025
NOTARY PUBLIC My Commission Expires

(AFFIX SEAL)

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2021.

Keith Williams
The City of Gulfport's Planning
Commission Chairman

Greg Holmes
The City of Gulfport's Planning
Division Administrator

CERTIFICATE OF APPROVAL BY THE COUNCIL

Submitted to and approved by the City of Gulfport City Council at the regular meeting of said Council held on the _____ day of _____, 2021.

ATTEST:

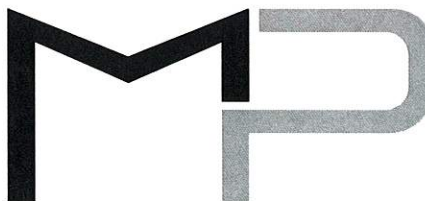
Brittany Rodgers
The City of Gulfport's Clerk of Council

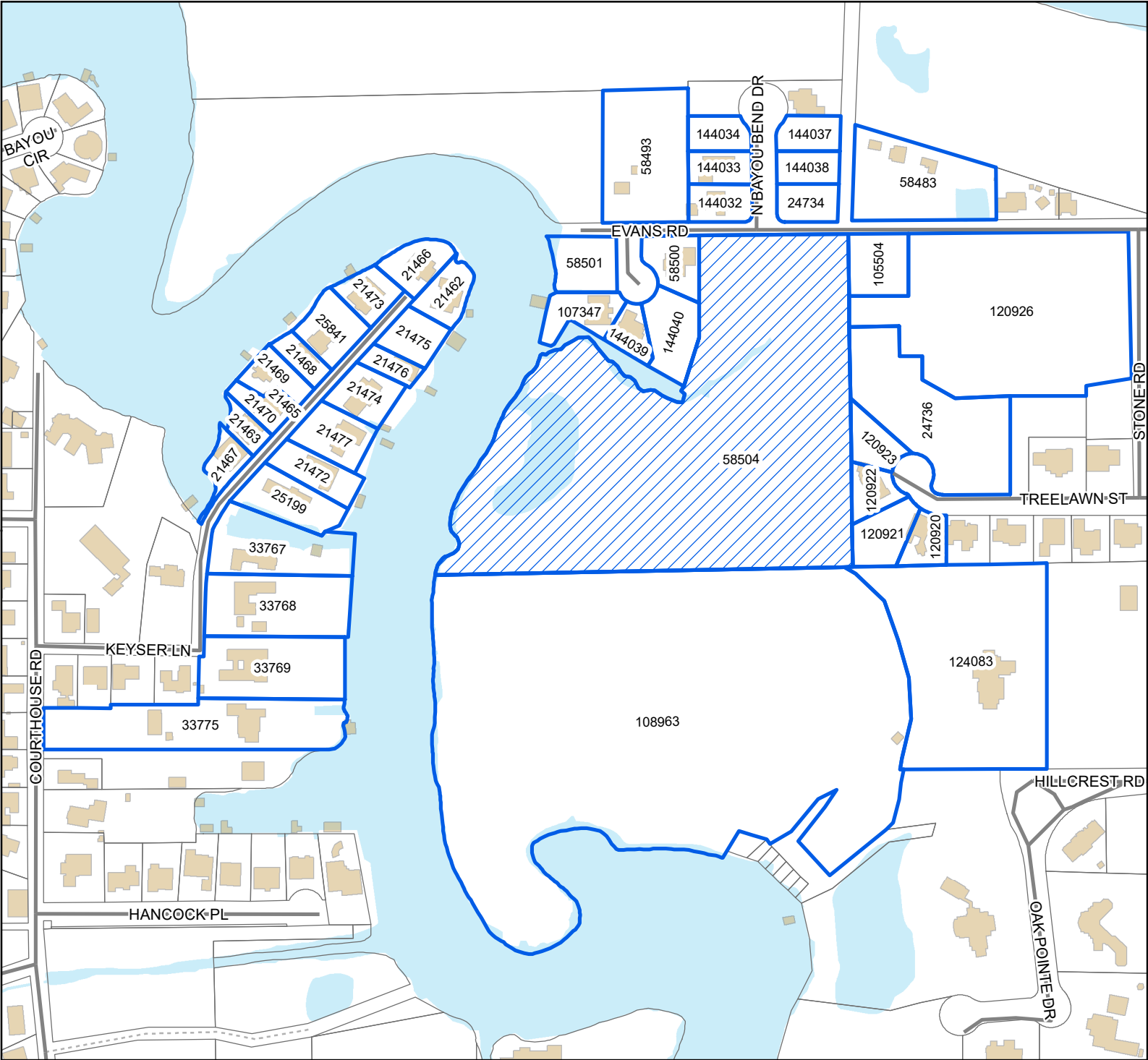
F.B. "Rusty" Walker, IV
The City of Gulfport's Council President

CERTIFICATE OF APPROVAL BY THE MAYOR

This Resubdivision Plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2021.

Billy Hewes
The City of Gulfport's Mayor

PREPARED BY:	
 CIVIL ELECTRICAL MECHANICAL SURVEYING 918 Howard Ave., Suite F Biloxi, Mississippi 39530 O: 228.388.1950 F: 228.388.1971 www.mpeng.us	
MACHADO PATANO	
CERTIFICATE OF RESUBDIVISION	SCALE: SHOWN PROJECT NO: 0077.21.125 DATE: 12-07-2021 DRAWN BY: JCB CHECKED BY: GCT
A PARCEL OF LAND SITUATED IN THE SE 1/4 OF NE 1/4 OF SEC. 24-7-11, GULFPORT, HARRISON CO., MS	SHEET NO.: RESUB SHEET <u>4</u> OF <u>4</u>



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Buildings
- Water Features

0 50 100 150
Yards

1 inch = 335 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		0909I-02-010.000	WARREN DEDEAUX (OWNER)	9596 S. BAYOU BEND DR.	GULFPORT	MS	39503
N			Adjacent Property Owners				
	144040	0909I-02-009.003	ALLISON WILLIAM REED JR & KAREN E	4832 KENDALL AVE	GULFPORT	MS	39507
	144039	0909I-02-009.002	APPEL EDGAR C & JULIE	9585 S BAYOU DEND DR	GULFPORT	MS	39503
	21462	0909I-03-001.000	ARNOULT CHRISTOPHER	27 KEYSER LN	GULFPORT	MS	39507
	120926	0909I-02-011.017	AUDUBON POINTE VENTURE LLC	P O BOX 130	GULFPORT	MS	39502
	21474	0909I-03-004.000	BARKLEY MARY ANNE	#21 KEYSER LN	GULFPORT	MS	39507
	58493	0909I-02-005.000	CASSATT MARY P ETAL	12202 TIFFANY LANE	BILOXI	MS	39532
N	58501	0909I-02-008.000	CASSATT MARY PATRICIA ETAL	12202 TIFFANY LANE	BILOXI	MS	39532
	21467	0909I-03-019.000	CHAPIN RICHARD L & MARTHA H	8 KEYSER LANE	GULFPORT	MS	39507
	21468	0909I-03-024.000	CHAPMAN JIMMY RAY JR	16 KEYSER LN	GULFPORT	MS	39501
	33775	0909I-03-013.000	CLARK LARRY & MELANIE J	5112 COURTHOUSE RD	GULFPORT	MS	39507
	58500	0909I-02-009.000	DEDEAUX WARREN H & JESSICA REA	4809 JEFFERSON AVE	GULFPORT	MS	39507
	144032	0909I-02-004.001	DOUGLAS MARTHA ALLISON	9555 N BAYOU BEND DR	GULFPORT	MS	39503
	58504	0909I-02-010.000	EASTERLING ROBERT C	1440 MILL ROAD	GULFPORT	MS	39507
	21476	0909I-03-003.000	ESTES CHRISTOPHER N & LAURIE R	23 KEYSER LN	GULFPORT	MS	39507
	21466	0909I-03-027.000	FERNANDES LACTANCIO & GALLACE H	P O BOX 6418	GULFPORT	MS	39506
	21469	0909I-03-023.000	FLETCHER JAMES R	14 KEYSER LN	GULFPORT	MS	39507
	21465	0909I-03-022.000	GULFPORT CITY OF	4999 QUINCY AVE	GULFPORT	MS	39501
	120920	0909I-02-011.011	HAYNES DENISE L	11543 TREELAWN DR	GULFPORT	MS	39503
	25841	0909I-03-025.000	HIATT WARREN A JR & MERIDITH	18 KEYSER LN	GULFPORT	MS	39507
	33767	0909I-03-008.000	LANCE TIMOTHY	13 KEYSER LN	GULFPORT	MS	39507
	25199	0909I-03-007.000	LANCE TIMOTHY	15 KEYSER LN	GULFPORT	MS	39507
	144034	0909I-02-004.003	MCCABE LAND MANAGEMENT LLC	10767 EAST TAYLOR RD	GULFPORT	MS	39503
N	144038	0909I-02-004.007	MCCABE LAND MANAGEMENT LLC	10767 E TAYLOR ROAD	GULFPORT	MS	39503
	144033	0909I-02-004.002	MILLS ROBERT JAMES & MEGAN HUGHES	9561 N BAYOU BEND DR	GULFPORT	MS	39503
	33769	0909I-03-010.000	MITCHELL JOSEPH R	9 KEYSER LN	GULFPORT	MS	39507
	21473	0909I-03-026.000	O'NEAL DANIEL L & CONNIE B	24 KEYSER LN	GULFPORT	MS	39507
	108963	0909I-02-011.002	OAK POINTE INC F/K/A SANCTUARY INC	723 HOWARD AVE	BILOXI	MS	39530
	24736	0909I-02-011.000	PALAZZO MURIEL MCCARTY	11530 TREELAWN ST	GULFPORT	MS	39503
	107347	0909I-02-009.001	PEMBERTON GARLON A	9591 S BAYOU BEND DR	GULFPORT	MS	39503
	33768	0909I-03-009.000	ROBBINS HOYLE DWAYNE & DEBORAH L	11 KEYSER LANE	GULFPORT	MS	39507
	58483	0909I-02-003.000	ROBERTS YOLANDA C	9536 EVANS RD	GULFPORT	MS	39503
	21475	0909I-03-002.000	SAFLEY WILLIAM L & BRENDA LOU R	11078 CHANNELSIDE DRIVE	GULFPORT	MS	39503
	120922	0909I-02-011.013	SMITH MARVIN J & SONDR A DOVE	11551 TREELAWN STREET	GULFPORT	MS	39503
	144037	0909I-02-004.006	STEINWINDER FREDDIE & SAMANTHA P	490 SPRINGWOOD CT	GULFPORT	MS	39507

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
120921	0909I-02-011.012		STONE BEN H-TRUSTEE	1320 E BEACH BLVD	GULFPORT	MS	39501
120923	0909I-02-011.014		THIRD COAST DEVELOPMENT LLC	304 SOUTHERN CR	GULFPORT	MS	39507
124083	0909I-02-011.018		TULLOS BOBBY W	11560 HILLCREST RD	GULFPORT	MS	39503
21470	0909I-03-021.000		VANHORN MICHELE M	12 KEYSER LN	GULFPORT	MS	39507
21463	0909I-03-020.000		VANIAK INC	P O BOX 6605	GULFPORT	MS	39506
21472	0909I-03-006.000		WAITS JOAN FRENCH ETAL	17 KEYSER LN	GULFPORT	MS	39507
24734	0909I-02-004.000		WATSON BRYAN L & LAUREN H	929 LINDH RD	GULFPORT	MS	39507
21477	0909I-03-005.000		WOOD ROBERT EVANS JR & DEBORAH	19 KEYSER LANE	GULFPORT	MS	39507
105504	0909I-02-011.001		YELVERTON TRACY G	9347 EVANS RD	GULFPORT	MS	39503

RE: Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Zoning Map Amendment 2201PC017:

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2201PC017

Hearing Date: January 27, 2022

Current Zoning/Use: T5/Vacant Land

Legal: Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 2.2 acres of property from T5 (Urban Center Zone) to a T4+ (General Urban Zone "Plus"). Currently, the property is vacant but was once home to a multi-family structure that Hurricane Katrina demolished or needed to be demolished in its aftermath.

The applicant has chosen change in conditions and neglected public need as justification for the change of the current zoning district:

1. The applicant does not address error.
2. The applicant addresses change in character of the neighborhood on "substantial single-family residential growth in the past few years." In regards to the public need, the applicant states the recent building of single-family residences in the area opposed to zoning for high rise buildings to be constructed. The proposal would not be inconsistent with the surrounding area; however, the expansion of the T4+ zoning would isolate a higher zoning to the North. If the northern property remains a higher zoning district and is developed as such, that would potentially place single-family residence development amongst commercial and mixed-use structures.

m. l.

Technical Report

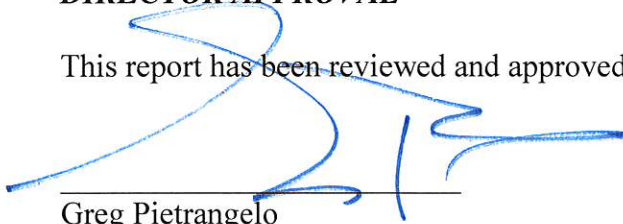
Zoning Map Amendment

EXECUTIVE SUMMARY

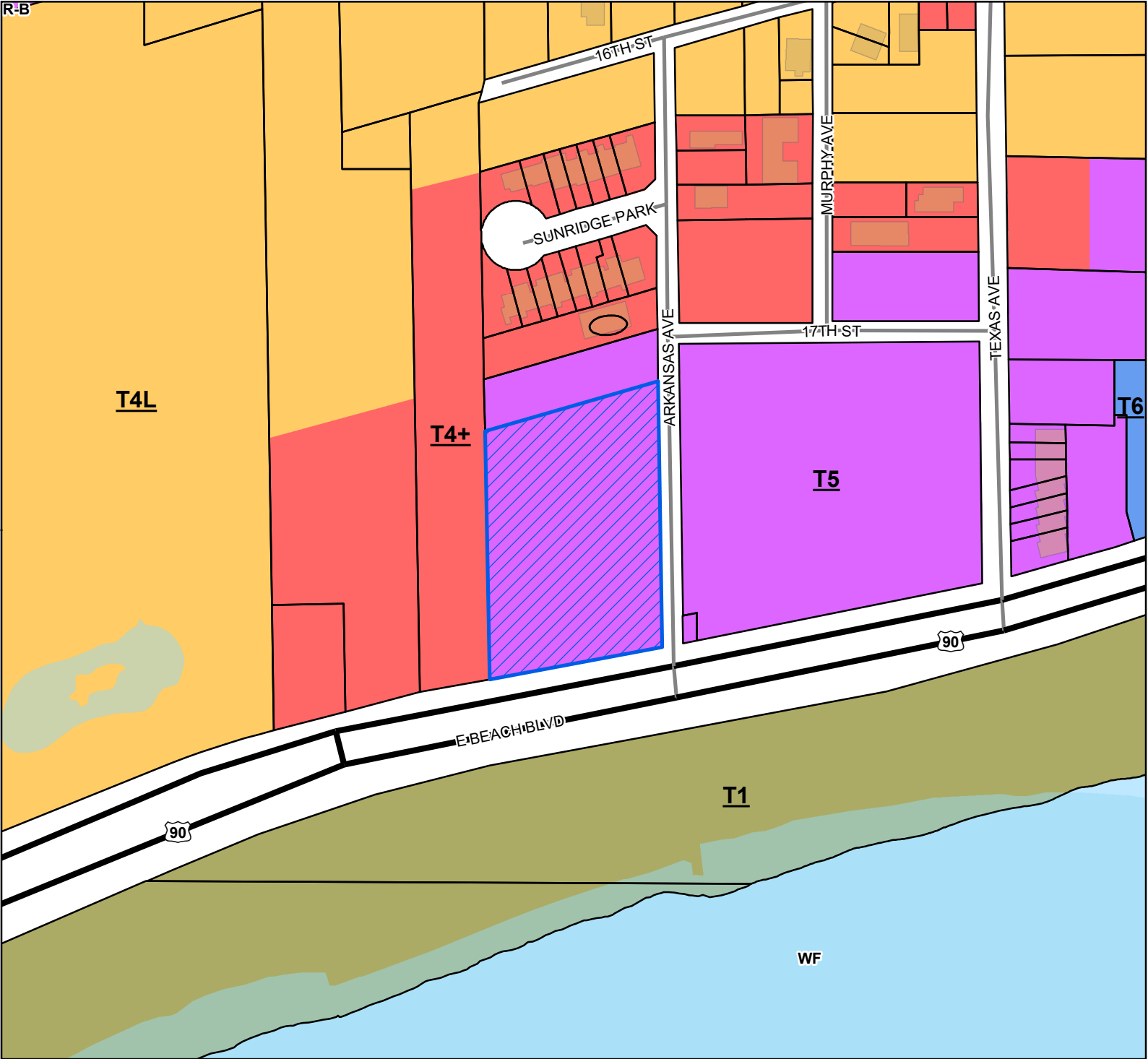
In review, the zoning district of T4+ allows for more neighborhood friendly uses such as single-family or multi-family dwellings being occupied in the same neighborhood, district, or block as neighborhood style businesses. There is townhouse developments near the property, as well as single-family homes and vacant. The T4+ district would match the property to the west.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

Smart Code

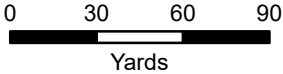
- T6
- T5
- T4+
- T4L
- T1

Zoning

- R-B - Residence-Business District
- WF - Water Front

Site Information

0911B-02-051.000
 Zoning: T-5 (Urban Center Zone)
 Size: 2.2 acres
 Flood: AE



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 2201PL017Date Received: 11/24/21

Receipt #: _____

Received By: D2/MWZoning: T5Ward: 2 Flood: AE2.2 ACRES

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Property Information

TAX PARCEL # 0911B-02-051-000

(If necessary, use separate sheet of paper)

Address of Property Involved: 164 E BEACH BLVD.Lot(s) —, Block(s) —, Subdivision —General Location: NW INT. OF E. BEACH BLVD & ARKASAS AVE.**GENERAL DESCRIPTION OF REQUEST:**

REQUEST IS TO REZONE THE PROPERTY CURRENTLY
ZONED T5, TO T4+ FOR A MIXED USE DEVELOPMENT.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

MISSISSIPPI LAND HOLDINGS, LLC

Printed Name Of Owner

P.O. BOX 3803

Mailing Address

TALAHASSEE, FL 32315

City

State

Zip code

Home Phone N/A

Work/Cell Phone

Email N/A

Signature Of Owner

AGENT

HEINRICH ASSOCIATES

Printed Name Of Agent

1806 23RD AVE, SUITE B

Mailing Address

GULFPORT MS 39501

City

State

Zip code

Home Phone 228 896 6788

Work/Cell Phone

bobby.h@heinrichassociates.NET

Email

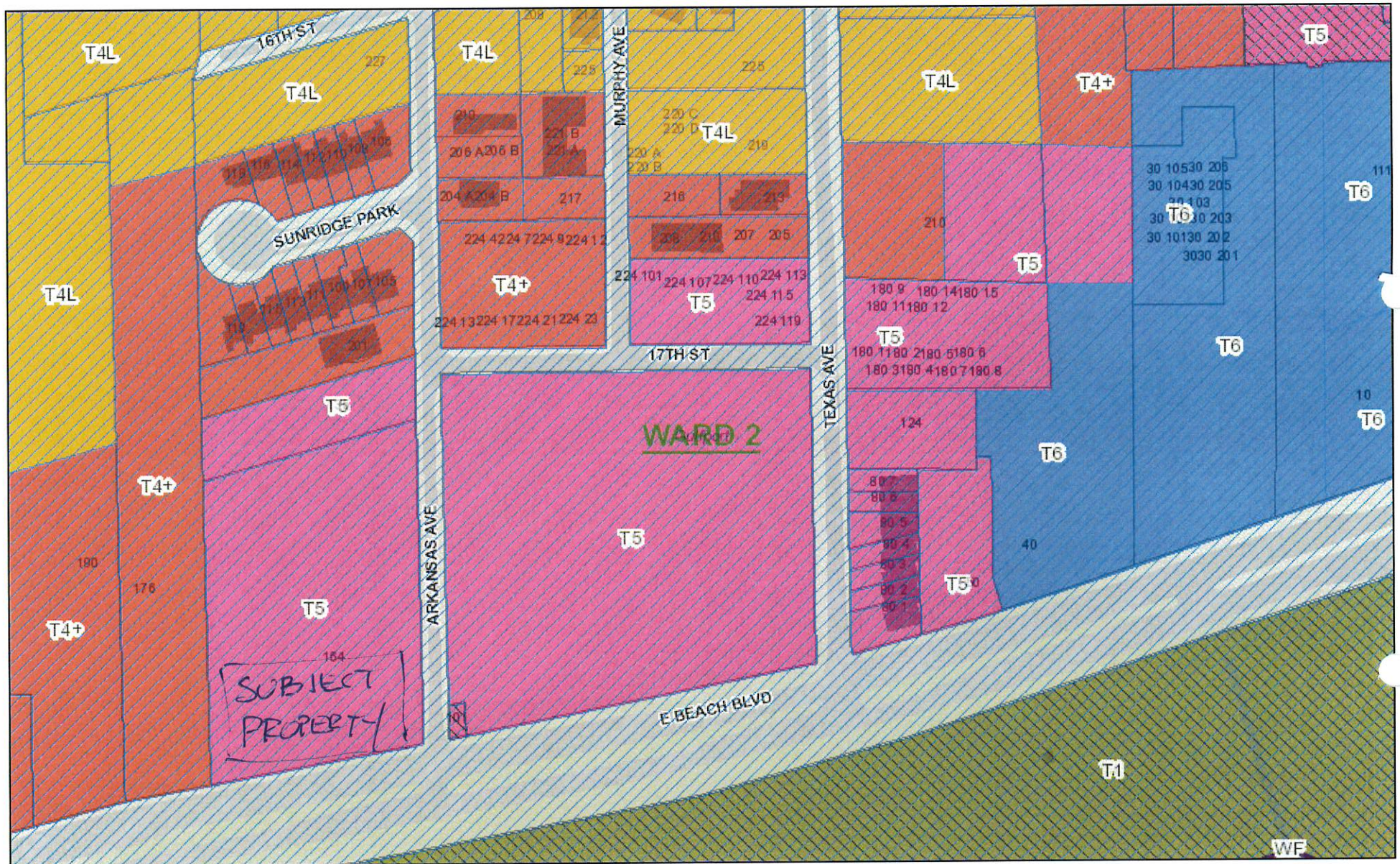
Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



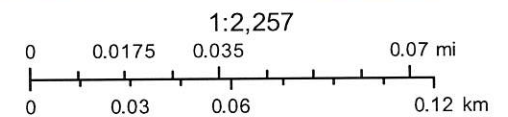
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Gulfport Online Atlas



November 24, 2021

-  Hybrid Zones
-  Government Property
-  Hybrid
-  Wards



SUPPLEMENTAL INFORMATION for RE-ZONING from T5 to T4+

**Located on E. Beach Blvd. at the NW corner of Arkansas Ave.
City of Gulfport, First Judicial District of Harrison County, Mississippi**

Tax Parcel No's: 0911B-02-051.000

1. Interest:

The official names and addresses of the applicants for this application are as follows:

Mississippi Land Holdings, LLC
P.O. Box 3803
Tallahassee, FL 32315

The official name and address of the applicant's agent for this application is as follows:

Heinrich & Associates, LLC
1806 23rd Ave., Ste B
Gulfport, MS 39501
228-896-6768

The subject property is currently zoned T5 per the Official Zoning Map of the City of Gulfport. It is generally located on E. Beach Blvd. at the NW corner of Arkansas Ave. The request involves the re-zoning the subject parcel from T5 to T4+ which will allow for a new mixed-use residential subdivision.

Primary access will be provided from Arkansas Ave. The proposed project will generate additional tax base for the City of Gulfport, Harrison County and Harrison County Schools.

All infrastructure to provide water, sewer, and drainage surrounds the property. Also, there will also be a minimal increase in sewer flows and water usage. There will be no adverse utility impacts on existing customers or adjoining properties.

2. Change in Conditions:

The applicant is proposing to rezone a 2.2 +/- acre parcel of land. The subject property is in an area that has seen substantial single family residential growth in the past few years. This property was zoned T5 for high rise structures and has been vacant since the devastation of Hurricane Katrina. Therefore, the proposed zoning is requested because the area is more prone to single-family and townhome residential use and not high-rise structures.

3. Increase in Need for Sites:

As stated above, the subject property is in a location more prone to single-family and townhome residential use. This parcel is within a high growth area for this type of residential use and individual parcels are needed.

4. Development Schedule:

The proposed development schedule is to begin construction immediately on the townhomes after the final plat has been recorded in the Harrison County Courthouse. The applicant proposes to begin within 1 month of City Council approval.

The above schedule is based on normal permitting procedures and reasonable weather conditions. The schedule could be set back by delays due to adverse weather conditions.

5. Effects of Amendment:

The proposed zoning will be consistent with the surrounding neighborhood. If granted, this zoning change will have no effect to the area.

6. Error:

This request is not due to an error.

7. Site Plan:

A site plan has been submitted with this application and will be presented at the City meetings.

Mississippi Land Holdings LLC

P.O. Box 3803

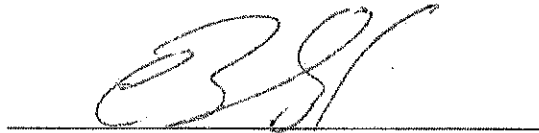
Tallahassee, FL 32315

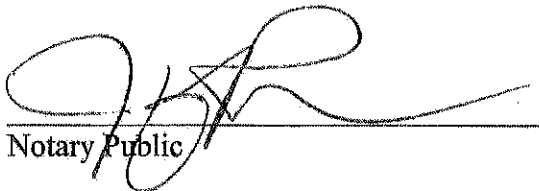
CORPORATE RESOLUTION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

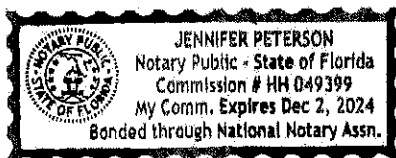
This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Christine Boulos who acknowledged that she is a member of **Mississippi Land Holdings LLC**, A Mississippi Limited Liability Company, and for that and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first have been duly authorized by said company so to do has authority to sign all city documents on behalf of said company.

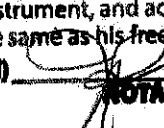
Given under my hand and official seal of office, this the 7 day of September, 2021.




Notary Public

My Commission Expires:



State of Florida
County of Leon
On this 7th day of September
before me personally appeared personally known Christine Boulos
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed)  **NOTARY PUBLIC**

Mississippi Land Holdings LLC
P.O. Box 3803
Tallahassee, FL 32315

September 7, 2021

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

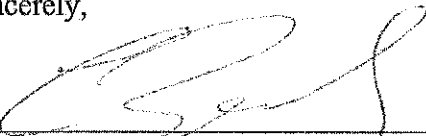
RE: Agent Letter for Mississippi Land Holdings LLC
Tax Parcel No.: 0911B-02-051.000
164 E. Beach Blvd. - Gulfport, Mississippi 39507

To Whom It May Concern:

Please allow this letter to serve as official notice that *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of Mississippi Land Holdings LLC in any Planning Commission or City Council matters.

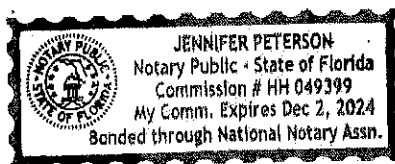
If you have any questions, please do not hesitate to contact me.

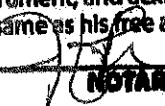
Sincerely,


Mississippi Land Holdings LLC


Notary

My Commission Expires:



State of Florida
County of Leon
On this 7th day of September
before me personally appeared
personally known Christine Bowler
to me known to be the person who executed the
foregoing instrument, and acknowledged that he
executed the same as his free act and deed.
SEAL (signed)  NOTARY PUBLIC

Mississippi Land Holdings LLC
P.O. Box 3803
Tallahassee, FL 32315

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction afroresaid, the within named Mohammad Moeini who, after being by me forst duly sworn, stated the following:

1. That there are no restrictive covenants prohibiting the resubidivision of the property located on Parcel No. 0911B-02-051-000

Respectfully submitted:

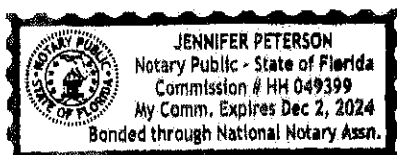
By: _____

Mississippi Land Holdings LLC

SWORN AND SUBSCRIBED before me, this the 7th day of September 2021.

Notary Public

My Commission Expires:



State of Florida
County of Leon
On this 7th day of September 2021
before me personally appeared personally known Christine Bowles
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) _____
NOTARY PUBLIC

UNOFFICIAL



1st Judicial District
Instrument 2008 10649 D -J1
Filed/Recorded 12 29 2008 12 24 N
Total Fees 12.00
2 Pages Recorded

Index in:

Fractional Section 1, Township 8 South, Range 11
West

This Instrument Prepared by and Return to:

R. David Marchetti, MSB #8490¹
Wells Marble & Hurst, PLLC
P. O. Box 131
Jackson, Mississippi 39205-0131
Phone: (601) 605-6900
Fax: (601) 605-6901

Grantor's Address:

James M. Rudnick, Manager
226 N. Duval Street
Tallahassee, FL 32301
(850) 671-1999

Grantee's Address:

310-320 Blount Str., Suite 108 (32301)
P. O. Box 3803
Tallahassee, FL 32315
(850) 556-6660
attn: Antoine L. L. L.

UNOFFICIAL

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned WATERS EDGE JW, LLC, a Florida limited liability company qualified as a foreign limited liability company in Mississippi, Grantor, by these presents does hereby convey and quitclaim unto MISSISSIPPI LAND HOLDINGS, LLC, a Florida limited liability company qualified as a foreign limited liability company in Mississippi, Grantee, all of Grantor's right,

¹ NOTE: THIS DEED WAS PREPARED ON THE BASIS OF INFORMATION FURNISHED TO THE PREPARER BY THE GRANTOR NAMED IN THIS DEED. THE PREPARER WAS NOT REQUESTED TO CONDUCT AN EXAMINATION OF THE PUBLIC RECORDS TO VERIFY THE LEGAL DESCRIPTION OF THE PROPERTY USED IN THIS DEED OR THE STATUS OF THE GRANTOR'S TITLE TO THE PROPERTY, AND NO SUCH EXAMINATION WAS CONDUCTED. THE PREPARER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION FURNISHED BY THE GRANTOR OR THE STATUS OF THE GRANTOR'S TITLE AND SHALL NOT BE LIABLE TO ANYONE HAVING AN INTEREST IN THIS PROPERTY FOR ANY INACCURACY OR INCOMPLETENESS IN THE DESCRIPTION FURNISHED BY THE GRANTOR OR FOR THE SUFFICIENCY OF THE TITLE CONVEYED BY THIS DEED.

UNOFFICIAL

UNOFFICIAL

2

title and interest in and to that tract or parcel of land lying and being situated in the City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

That certain lot situated in Fractional Section 1, in Township 8 South, Range 11 West, and beginning at a chip in concrete which marks the intersection of the West margin of Arkansas Street with the North line of the sidewalk adjacent on the North to U.S. Highway 90, thence North 00 °19' 03" East along the West line of Arkansas Street a distance of 382.64 feet to a ¾ " iron pipe; thence South 74 °59' 29" West 262.08 feet to a ¾ " iron pipe; thence South 00 °00' 00" East 357.90 feet to a PK nail; then North 80 °15' 00" East along the North line of the sidewalk adjacent on the North to U.S. Highway 90 a distance of 254.70 feet to the point of beginning.

WITNESS the hand and signature of the Grantor hereto affixed on this the 17th day of December, 2008.

WATERS EDGE JW, LLC

UNOFFICIAL

By

James M. Rudnick, Manager

STATE OF FLORIDA
COUNTY OF Levy

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of December, 2008, within my jurisdiction, the within named James M. Rudnick, who acknowledged that he is manager of Waters Edge, JW, LLC, a Florida limited liability company, and that for an on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after having first been duly authorized by said limited liability company so to do.

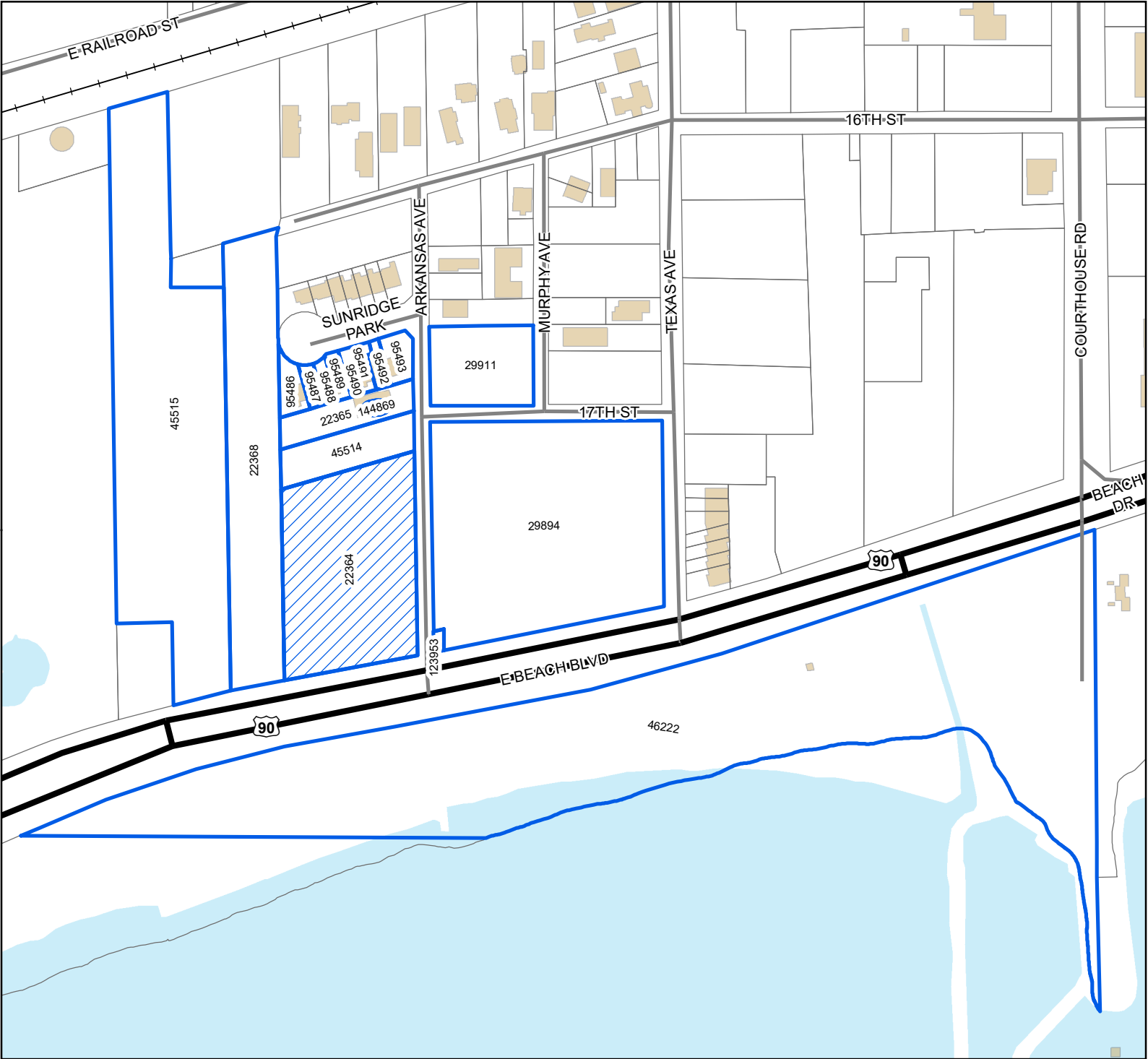
Rebra Anne Culpepper
NOTARY PUBLIC

My commission expires:



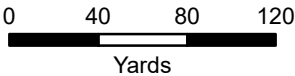
Rebra Anne Culpepper
Commission # DD403468
Expires April 29, 2009
Bonded Troy Fain • Insurance, Inc. 800-365-7010

UNOFFICIAL



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 260 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	22364	0911B-02-051.000	MISSISSIPPI LAND HOLDINGS LLC (OWNER)	P.O. BOX 3803	TALLAHASSEE	FL	32315
		0911B-02-051.001	HEINRICH & ASSOCIATES (AGENT)	1806 23RD AVE, SUITE B	GULFPORT	MS	39501
N			Adjacent Property Owners				
	22368	0911B-02-052.000	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501
N	45515	0911B-02-054.000	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501
	95488	0911B-02-048.010	CHANDLER JEANNE F	115 SUNRIDGE PK	GULFPORT	MS	39501
	95490	0911B-02-048.012	CLARK LAQUETTA JOY	111 SUNRIDGE PK	GULFPORT	MS	39507
	95486	0911B-02-048.008	DEES JOHNNETTE	1004 CENTRAL AVE W	WIGGINS	MS	39577
	29911	0911B-02-023.000	ELISITY DEVELOPMENT LLC	105 SUNRIDGE PARK	GULFPORT	MS	39507
	95487	0911B-02-048.009	GIBBS LINDA H	117 SUNRIDGE PK	GULFPORT	MS	39507
N	123953	0911B-02-022.001	GULFPORT CITY OF	106 DOGWOOD DR	GULFPORT	MS	39507
N	46222	0911B-03-001.000	GULFPORT CITY OF -BEACHES-	25 JAY DR RT 7	GULFPORT	MS	39503
	29894	0911B-02-022.000	GULFVIEW HOMES LLC	P O BOX 6496	GULFPORT	MS	39506
	95493	0911B-02-048.015	HILL DAVID CLAYTON & HEATHER	105 SUNRIDGE PK	GULFPORT	MS	39507
	95491	0911B-02-048.013	JOHNSON JEANNE R	109 SUNRIDGE PK	GULFPORT	MS	39507
	45514	0911B-02-050.000	JONES ALAN M & ANDREA CABELL	2520 GREENVIEW DRIVE	GULFPORT	MS	39507
	22365	0911B-02-049.000	KNOX EDWARD R	14765 N SWAN AVE	GULFPORT	MS	39503
N	144869	0911B-02-049.001	KNOX EDWARD R	14765 N SWAN AVE	GULFPORT	MS	39503
	22364	0911B-02-051.000	MISSISSIPPI LAND HOLDINGS LLC	P O BOX 3803	TALLAHASSEE	FL	32315
	95489	0911B-02-048.011	UNSWORTH JOYCE RAYBORN	113 SUNRIDGE PARK	GULFPORT	MS	39507
	95492	0911B-02-048.014	WEST IMA LOIS	107 SUNRIDGE PARK	GULFPORT	MS	39507

RE: Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Planning Commission Approval 2112PC188:

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2112PC188

Hearing Date: January 27, 2022

Current Zoning/Use: R-1-7.5 / Single Family Home

Legal: Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

TECHNICAL DETAILS

The applicant is requesting an event planning and decorating home occupation. Examples provided by the applicant include planning events such as weddings, baby showers, and birthday parties. Additionally, the applicant has stated that there are no protective covenants to prohibit the business.

Concerning how the business is planned to operate, the applicant plans administration and limited storage at the residence with all other function held offsite. Specifically, the applicant attests that no customers will be at this house. However, it is mentioned in the application that there will be deliveries as needed.

EXECUTIVE SUMMARY

The application meets the requirements for a home occupation that requires Planning Commission Approval. By application it appears the request will not impact the neighborhood.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/06/21.

Public Works: No conditions. Memo dated 12/06/21.

Traffic and Safety: No conditions. Memo dated 12/06/21.

Building Code Services: No conditions. Memo dated 11/30/21.

GIS: No conditions. Memo dated 12/03/21.

Police Department: No conditions. Memo dated 12/06/21.

Fire Department: No conditions. Memo dated 11/30/21.

h.v

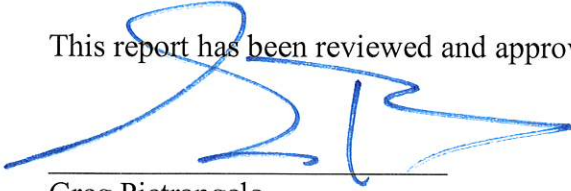
Technical Report
PLANNING COMMISSION APPROVAL

City Arborist:

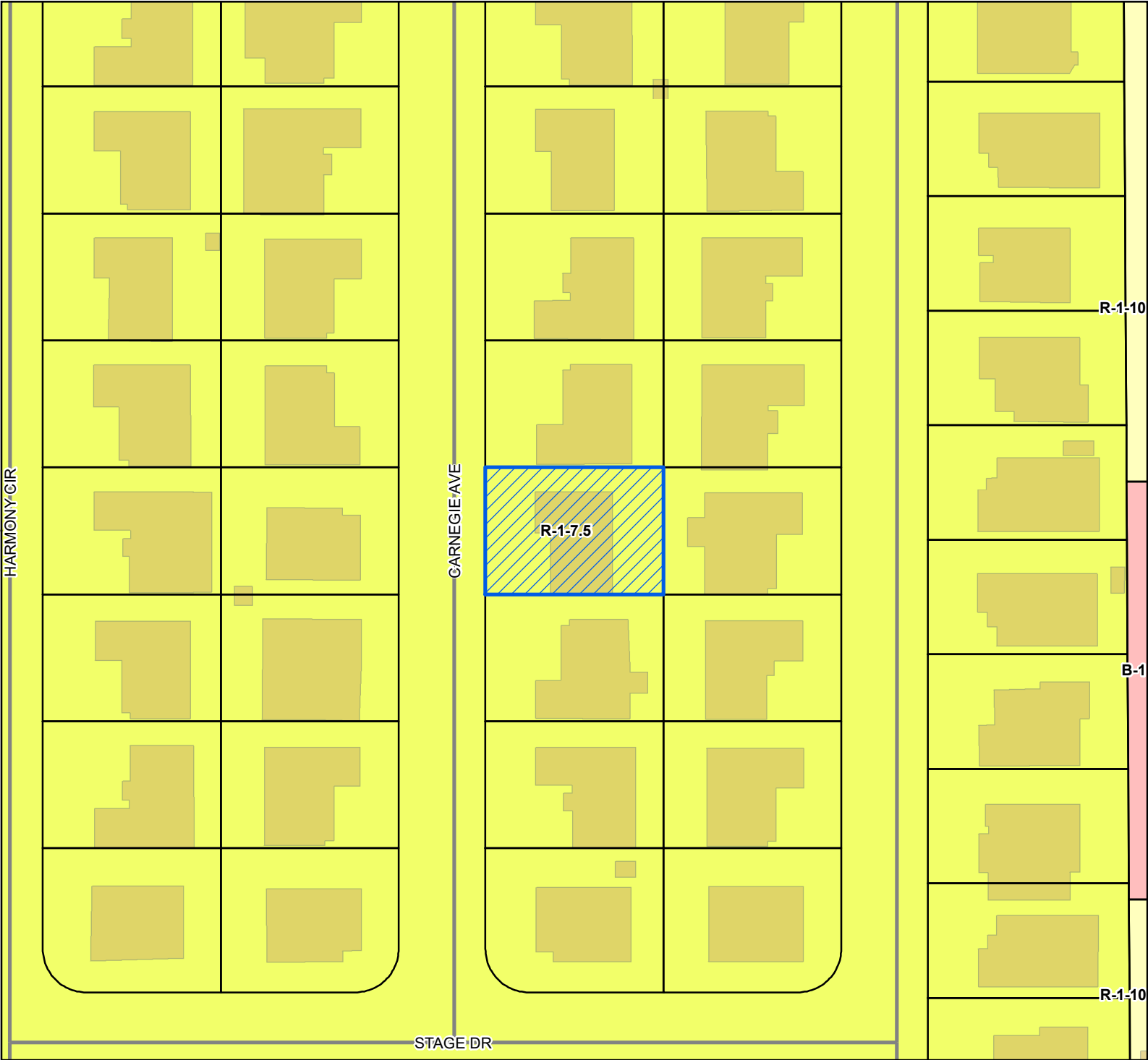
No conditions. Memo dated 11/30/21.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site
 Street
 Parcels
 Buildings

Zoning

- B-1 - Neighborhood Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)

Site Information
 0808H-02-088.070
 Zoning: R-1-7.5 (Single Family)
 Size: 7,499 sq ft.
 Flood: X

0 10 20 30
Yards

1 inch = 80 feet

DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

0	8	0	8	H	-	0	2	-	0	8	8	•	0	7	0
					-			-				•			
					-			-				•			

For Staff Use Only

Case Number: 2112PC188

Date Received: 11-02-21

Receipt Number: _____

Received By: _____

Zoning: R-1-7.5

Ward: 6 Flood: X

Size: 7,499 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: 12035 Carnegie Ave

Lot(s) 70, Block(s) _____, Subdivision Harmony

General Location: Gulfport, MS

GENERAL DESCRIPTION OF REQUEST:

Event Planning

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Clentiss R. Bridges, Sr
Printed Name of Owner

12035 Carnegie Ave
Mailing Address

Gulfport MS 39503
City State Zip code

228-217-1563
Home Phone Work/Cell Phone

Clent_Ray@mail.com
Email

Clentiss R. Bridges, Sr
Signature of Owner

AGENT

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

F.

1. Transportation and access: Already established by city right away
 2. Water supply: Already established by City of Gulfport
 3. Waste disposal: Already established by City of Gulfport
 4. Fire and police: Already established by city right away
 5. Other public Facilities: Already established by city right away
 6. No at home customers sales
- No customers traffic or noise at proposed location
- No special experiment needed, no increase in already existing noise levels

Valerie Bridge

11/2/2021

Heavenly Creations is a Party Planning Business where I go and set up at different venue (Biloxi Community Center, at Customers Home and Local Churches)

I do not sale out of the Home or set up at the Home

Also I go and set up Yard Card Greeting at the Customers Homes

Balloon Bouquets are deliver to the customer.

Valerie Bridges

11/2/2021

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Clentiss Bridges, SrAddress: 12035 Carnegie AvePhone: (Home) _____ (Work/Cell) 228-217-1563

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: Heavenly CreationsNature of business: Event Decorating (Decorating for all type
of events) Yard Card Signs, Handmade Gift Baskets
Balloon Bouquets

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. ✓

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: ✓

Mail order: _____

Personal computer: _____

Appointment: _____

Traffic generation:

Is there any delivery of goods or products to the residence? YESIf so, specify the number and frequency of deliveries: every 3 months
depends on special ordersDescribe size of vehicle making deliveries: mail carrier, UPS

Is service by appointment only or are there drop-by visits by customers or clientele? _____

Most services are by phone. Drop by are only
when picking up a Gift Basket

Specify number and frequency of visits by clients and customers: _____

Is everything made, manufactured, or provided on site? made

Is special equipment required in production? No

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? Yes

If sales are made from other places, indicate on what basis:

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: _____

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No ✓

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Valerie Bridges

Signature: Valerie Bridges

Date: 11/1/2021



Area Map

Printed 11/2/2021

12039 CARNEGIE AVE

0808H-02-088.069

0808H-02-088.054

69

54

102.50

↓
15 ft
↓
stake

28 FT
↑
Set back

CARNEGIE AVE

12035 CARNEGIE AVE

0808H-02-088.070

73.18

0808H-02-088.053

70

53

102.50

0808H-02-088.071

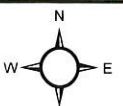
12031 CARNEGIE AVE

73.18

0808H-02-088.052

73.18

Valerie Bridgus 11/2/2021



1 inch = 20 feet

● Addresspoints Open Water or X Harrison_HughRes_2020.sid

Minor/Residential Parcels

WaterFeatures

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

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John D. ...

1st Judicial District

Instrument 2021-13806 - D - J1
Filed/Recorded 09/15/2021 1:07 PM
Total Fees \$ 26.00
2 Pages Recorded

PREPARED BY AND RETURN TO:

Davis & Davis, P.L.L.C./Christopher A. Davis
MS Bar No. 9274
2635 Pass Road
Biloxi, MS 39531
Phone (228) 275-9922
Our File No. **320-6718**

STATE OF MISSISSIPPI
COUNTY OF **HARRISON**
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Vinnie Vien Bui** and **Lan Thi Huong Le**, 10474 Autumn Dr., Gulfport, MS 39503, (228) 617-2983, do, as **Grantors**, hereby sell, convey and warrant unto **Clentiss Bridges**, 12035 Carnegie Ave, Gulfport, MS 39503, (228) 217-1563 as **Grantee**, the following described land and property, located and being situated in Harrison County First Judicial District, Mississippi, and more particularly described as follows, to wit:

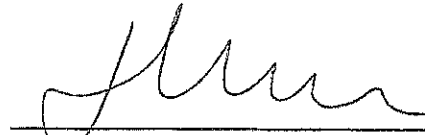
Lot Seventy (70), Harmony Subdivision, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45, at Page 28, reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE IS SUBJECT to any and all recorded restrictive covenants, rights-of-way, easements and the prior reservations of all oil, gas, and other minerals.

TAXES FOR THE CURRENT YEAR have been prorated as to this date on an estimated basis, and are hereby assumed by the Grantee herein.

WITNESS MY SIGNATURE, this the 15th day of September, 2021.

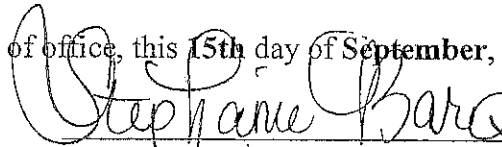

Vinnie Vien Bui


Lan Thi Huong Le

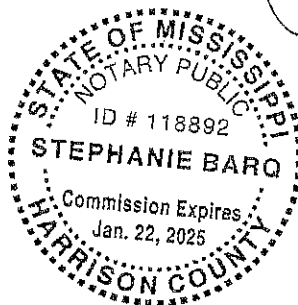
STATE OF MS
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of September, 2021, within my jurisdiction, the within named Vinnie Vien Bui and Lan Thi Huong Le, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed in the above and foregoing instrument and acknowledged that they executed the same in their individual and/or representative capacity, and that by their signatures on the instrument and as the act and deed of the person or entity upon behalf of which they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN under my hand and official seal of office, this 15th day of September, 2021.


Notary Public

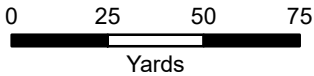
My Commission Expires:





Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 150 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			CLENTISS R.BRIDGES, SR	12035 CARNEGIE AVE	GULFPORT	MS	39503
			Adjacent Property Owners				
	125709	0808H-02-088.037	ABEL KIANI L	12152 HARMONY CIRCLE	GULFPORT	MS	39503
	125748	0808H-02-088.076	BAHAUDDIN HAROON & BEGUM BACHA	4720 WEST ESPLANADE AVE	METAIRIE	LA	70006
	125712	0808H-02-088.040	BAIM CHRISTOPHER M & SARA L	12164 HARMONY CIR	GULFPORT	MS	39503
	125722	0808H-02-088.050	BOUDREAUX BILLY JR & ANGIE R	12183 HARMONY CIRCLE	GULFPORT	MS	39503
	125742	0808H-02-088.070	BUI VINNIE VIEN & LE LAN THI HOUNG	16051 SOUTH APRIL DR	GULFPORT	MS	39503
	125739	0808H-02-088.067	CANNON STANLEY & CHARLENE MARIE	12047 CARNEGIE AVE	GULFPORT	MS	39503
	125711	0808H-02-088.039	CLINKSCALES CORNELL & TAMARA D	12160 HARMONY CIRCLE	GULFPORT	MS	39503
	125752	0808H-02-088.080	DAO GIAU T	12048 CARNEGIE AVENUE	GULFPORT	MS	39503
	125750	0808H-02-088.078	DAVIS VANESSA	12040 CARNEGIE AVE	GULFPORT	MS	39503
	125769	0808H-02-088.097	DUZAK EDWARD CARL JR & ROSEMARY T	12021 HARMONY CIRCLE	GULFPORT	MS	39503
	125741	0808H-02-088.069	HARDIN JERRY MORRIS & AMPAI SOONKLA	12039 CARNEGIE AVE	GULFPORT	MS	39503
	125725	0808H-02-088.053	HILLARD DEXTER J JR & DEIANNA M	12169 HARMONY CIR	GULFPORT	MS	39503
	125713	0808H-02-088.041	JACKSON DORTHA M -ESTATE-	12168 HARMONY CIR	GULFPORT	MS	39503
	125744	0808H-02-088.072	KENNEDY ORA D	12027 CARNEGIE AVE	GULFPORT	MS	39503
	125766	0808H-02-088.094	KHAN HAROUN A & SAEEDA	12037 HARMONY CIRCLE	GULFPORT	MS	39503
	125749	0808H-02-088.077	LEBLANC ANTOINE M	12036 CARNEGIE AVENUE	GULFPORT	MS	39503
	125716	0808H-02-088.044	LEWIS RUTH S & SEARIGHT LOYCE	12180 HARMONY CIRCLE	GULFPORT	MS	39503
	125728	0808H-02-088.056	LYNCH TINA	12153 HARMONY CIRCLE	GULFPORT	MS	39503
	125714	0808H-02-088.042	MCSWAIN LOLITA	12172 HARMONY CIR	GULFPORT	MS	39503
	125743	0808H-02-088.071	MEDLEY TERRY	13533 WINDROSE CIR	GULFPORT	MS	39503
	125740	0808H-02-088.068	NZINGA BOTHA T & LOR	12043 CARNEGIE AVE	GULFPORT	MS	39503
	125726	0808H-02-088.054	OWENSBY JOHN F JR	12165 HARMONY CIRCLE	GULFPORT	MS	39501
	125767	0808H-02-088.095	PRUITT LARONDA WATSON ETAL	12033 HARMONY CIRCLE	GULFPORT	MS	39503
	125746	0808H-02-088.074	ROSS JAMES W	12024 CARNEGIE AVENUE	GULFPORT	MS	39503
	125723	0808H-02-088.051	RUALO GARY B	12177 HARMONY CIRCLE	GULFPORT	MS	39503
	125747	0808H-02-088.075	SANTOS NAHEM M	12028 CARNEGIE AVE	GULFPORT	MS	39503
	125765	0808H-02-088.093	SEARS VERONICA ANN	12041 HARMONY CIR	GULFPORT	MS	39503
	125764	0808H-02-088.092	SHAW JUSTIN C	12045 HARMONY CIRCLE	GULFPORT	MS	39503
	125715	0808H-02-088.043	STELL DAVID A	12176 HARMONY CIR	GULFPORT	MS	39503
	125710	0808H-02-088.038	STERNBERG TIMOTHY M & DEBRA T	12156 HARMONY CIR	GULFPORT	MS	39503
	125751	0808H-02-088.079	THAW HLAN	12044 CARNEGIE AVENUE	GULFPORT	MS	39503
	125745	0808H-02-088.073	THUNHORST TRENT RICHARD	12023 CARNEGIE AVE	GULFPORT	MS	39503
	125724	0808H-02-088.052	VAN NAMI & CHARINA MACATO	12173 HARMONY CIRCLE	GULFPORT	MS	39503
	125763	0808H-02-088.091	WALKER KEITH A & CRYSTAL	12049 HARMONY CIR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
125768	0808H-02-088.096	WATSON ANGELA LYNN & ROSIE J	12025 HARMONY CIRCLE	GULFPORT	MS	39503	
125727	0808H-02-088.055	WISE SANDRA ANN	12157 HARMONY CIR	GULFPORT	MS	39503	

RE: Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 16, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

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THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, December 16, 2021 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G- 03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01 039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003; Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

This the 23rd day of November 2021

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Final Plat 2110PC167:
Tabled to January 27, 2022 meeting

Final Plat 2110PC167, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-022.000, Approval of Final Plat for 19-lot subdivision (Gulfview Villas), E Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2.

Technical Report

*Final Plat
(Gulfview Villas)*

GENERAL INFORMATION

Case File Number: 2110PC167

Hearing Date: October 28, 2021 (no quorum)
January 27, 2022

Current Zoning/Use: T5 / Vacant Property

Legal: Final Plat 2110PC167, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-022.000, Approval of Final Plat for 19-lot subdivision (Gulfview Villas), E Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2.

TECHNICAL DETAILS

The applicant requests approval of a Final Plat to create a new 19-lot 3.86-acre residential subdivision, named Gulfview Villas, which is a replat of Lots 1-16 Gulf View Addition Subdivision platted in 1904.

Statements in the original report included this quote, "Regulations state that there are no minimum property size for new commercial developments except in the case of multi-family. As it appears this development is intended for single-family homes, the property requires a zoning change. To add to the development issues, the lots are not the correct size for a single-family home in the zoning district that is assumed to be downzoned to T4+. The park in the middle is also land locked, which is not allowed by the subdivision regulations." As the applicant has addressed all of these issues over the month, and there is a rezoning request (2201PC005) heard prior to this case, the applicant should be in a condition to move forward assuming the rezoning is approved.

EXECUTIVE SUMMARY

The proposed project is mostly consistent with the city's zoning regulations and subdivision regulations. This request could be considered with the condition that the private park be allowed with the waiver of the 60 feet wide at the building setback and it is more than 3.5 times longer than it is wide.

Any approval should consider these conditions:

1. A zoning map amendment 2201PC005 must be approved by City Council.
2. The Planning Commission grants a waiver of the 60 feet wide at the building setback.
3. The Planning Commission grants a waiver that the park is more than 3.5 times longer than it is wide.
4. Coordinate sewer and water for each parcel with Public Works.
5. Development shall comply with all City Ordinances.

Technical Report

*Final Plat
(Gulfview Villas)*

6. The protected live oaks on the property must be preserved and protected. Especially with them being located near Highway 90 due to the amount of protected trees being reduced by storm damage.

DEPARTMENTAL CONDITIONS

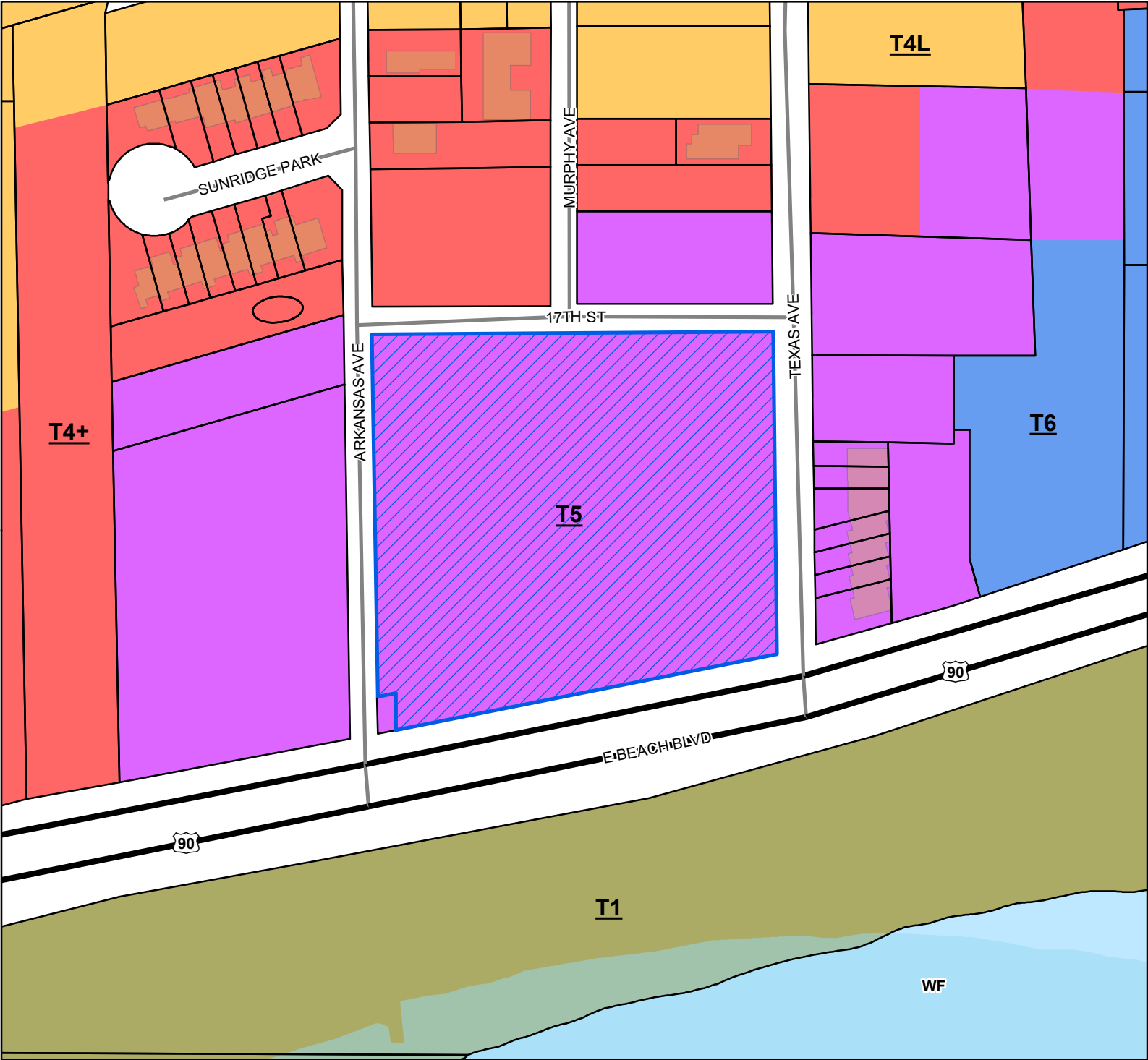
<u>Engineering:</u>	Conditions: coordinate sewer & water for each parcel with Public Works. Memo dated 10/19/21.
<u>Public Works:</u>	Conditions: coordinate water & sewer connections with PW. Memo dated 10/19/21.
<u>Traffic and Safety:</u>	No conditions. Memo dated 10/19/21.
<u>Building Code Services:</u>	Conditions: development shall comply with all City Ordinances. Memo dated 10/18/21.
<u>GIS:</u>	Conditions: final plat must include utility infrastructure: water, sewer and drainage. Memo dated 10/19/21.
<u>Police Department:</u>	No conditions. Memo dated 10/13/21.
<u>Fire Department:</u>	No conditions. Memo dated 10/13/21.
<u>City Arborist:</u>	Conditions: the protected live oaks on the property must be preserved and protected. Especially with them being located near Highway 90 due to the amount of protected trees being reduced by storm damage. Memo dated 10/13/21.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

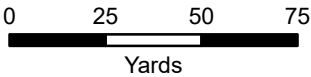


Greg Pietrangelo
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit
- Smart Code**
 - T6
 - T5
 - T4+
 - T4L
 - T1
- Zoning**
 - WF - Water Front

Site Information
0911B-02-022.000
Zoning: T5 (Urban Center Zone)
Size: 3.8 acres
Flood: VE



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #	0	9	1	1	B	-	0	2	-	0	2	2	●	0	0	0
						-			-				●			
						-			-				●			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case Number: 2110PC167

Date Received: 9/8/21

Receipt Number: _____

Received By: mw

Zoning: T5

Ward: 2 Flood: VE

Size: 3.8 acres

Address of Property Involved: N/A

Lot(s) ¹⁻⁶ _____, Block(s) ¹ _____, Subdivision Gulf View Addition

General Location: U.S. Highway 90, between Arkansas Ave. and Texas Ave., Gulfport, MS.

GENERAL DESCRIPTION OF REQUEST:

Request is to resubdivide the 4.00+/- acre property into 19 parcels. Each parcel will connect to the City of Gulfport's water and sewer lines located within the existing right-of-ways.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Gulfview Homes, LLC

Printed Name of Owner

P.O. Box 6496

Mailing Address

Gulfport MS 39506

City State Zip code

228-297-3279

Home Phone Work/Cell Phone

wallaceladner1@yahoo.com

Email

Signature of Owner

AGENT

Heinrich & Associates, LLC (Bobby Heinrich)

Printed Name of Agent

1806 23rd Ave.

Mailing Address

Gulfport MS 39501

City State Zip code

228-896-6768

Home Phone Work/Cell Phone

bobby.h@heinrichassociates.net

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

GULFVIEW HOMES, LLC
CORPORATE RESOLUTION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **Wallace S. Ladner II** who acknowledged that she is a member of **Gulfview Homes, LLC**, A Mississippi Limited Liability Company, and for that and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first have been duly authorized by said company so to do has authority to sign all city documents on behalf of said company.

Given under my hand and official seal of office, this the TH day of September, 2021.



Wallace S. Ladner II, Member



Notary Public



My Commission Expires:

July 26, 2025

GULFVIEW HOMES, LLC

P.O. Box 6496
Gulfport, MS 39506

September 5, 2021

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: **Agent Letter for Gulfview Homes, LLC**
Tax Parcel No.: 0911B-02-022.000
U.S. Hwy. 90, Between Arkansas Ave. and Texas Ave., Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Gulfview Homes, LLC** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Wallace S. Ladner II



Notary



My Commission Expires:

July 26, 2025

GULFVIEW HOMES, LLC

**P.O. Box 6496
Gulfport, MS 39506**

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Gulfview Homes, LLC who, after being by me first duly sworn, stated the following:

1. That there are no restrictive covenants prohibiting the resubdivision of the property located on Parcel No. 0911B-02-022.000.

Respectfully submitted:

By: [Signature]
Gulfview Homes, LLC

SWORN AND SUBSCRIBED before me, this the 7TH day of SEPT. 2021.

[Signature]
Notary Public

My Commission Expires:

July 26, 2025





SCANNED



John 1st Judicial District
Instrument 2021 8637 D -J1
Filed/Recorded 6/21/2021 01:16 P
Total Fees \$ 26.00
4 Pages Recorded

INDEX: Lots 1 through 6, inclusive, Block 1, Gulf View Addition, Gulfport, First Judicial District, Harrison County, Mississippi, less and except part of Lot 6, Block 1, Gulf View Addition

Prepared by and return to: Byron J. Stockstill Bar #7930 Joseph C. Stewart Bar #99242
Williams, Smith and Stockstill, PLLC, P. O. Box 1076, 105 North Main Street, Picayune, MS
39466, Phone: 601-798-2382

**Grantor: First National Corporation of Picayune, a Mississippi Corporation, P. O. Box 848,
121 East Canal Street, Picayune, MS 39466, Phone (601) 749-3200**

**Grantee: Gulfview Homes, LLC, a Mississippi Limited Liability Company, P O Box 6496,
Gulfport, MS 39506 Phone: 228-297-3279**

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

GRANTEE DID NOT REQUEST A
TITLE EXAMINATION BY WILLIAMS,
SMITH & STOCKSTILL, PLLC

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and confessed, **FIRST NATIONAL CORPORATION OF PICAYUNE, a Mississippi Corporation**, does hereby grant, bargain, sell, convey and specially warrant unto **GULFVIEW HOMES, LLC, a Mississippi Limited Liability Company**, the following described property lying and being situate in First Judicial District, Harrison County, Mississippi, to-wit:

That certain parcel of land situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Lots 1 through 6, inclusive, Block 1, Gulf View Addition, Gulfport, First Judicial District, Harrison County, Mississippi.

Being the identical property conveyed to S. J. Bertucci by Warranty Deed dated May 30, 1938, recorded in Book 225 at page 328 of the Land Deed Records in the First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT the following described property described in the Agreed Final Judgment between the City of Gulfport, Mississippi, and LJT, L.L.C., Fullhouse Venture, L.P., Caroline B. Duncan; Michael W. Drennan and Frank E. Drennan, dated September 23, 2003, recorded in Book 1645 at Pages 44-49 of the Land Deed Records in the First Judicial District of Harrison County, Mississippi, more particularly described as follows:

A part of Lot Six (6), of Block One (1), GULFVIEW ADDITION to the City of Gulfport, as per the official map or plat on file and of record in Copy Plat Book 2 at page 90 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Commencing at the Northeast corner of Lot One (1), Block One (1) of said Gulfview Addition and thence run South 00 degrees 36 minutes 49 seconds East along the east line of said Lot 1 a distance of 356.72 feet to a point twenty-five (25) feet North of the west bound lane of U. S. Highway 90; thence run South 77 degrees 32 minutes 43 seconds West and parallel to the west bound lane of U. S. Highway 90 a distance of 188.21 feet to a point; thence continue parallel to the west bound lane on U. S. Highway 90, South 79 degrees 26 minutes 19 seconds West a distance of 236.65 feet to the POINT OF BEGINNING; thence from said point of beginning, continue South 79 degrees 26 minutes 19 seconds West a distance of 20.00 feet to a point situated on the East margin of Arkansas Avenue; thence run North 00 degrees 36 minutes 49 seconds West along said East margin a distance of 40.00 feet to a point; thence run North 79 degrees 26 minutes 19 seconds East a distance of 20.00 feet to a point; thence run South 00 degrees 36 minutes 49 seconds East a distance of 40.00 feet to the point of beginning.

This conveyance is made subject to any and all mineral reservations or conveyances appearing of record.

This conveyance is made subject to any and all rights-of-way and/or easements for public roads and/or public utilities located on, over and across the above described land as shown by the Land Deed Records on file in the office of the Chancery Clerk of First Judicial District, Harrison County, Mississippi.

WITNESS our signatures on this, the 18th day of June, 2021.

**FIRST NATIONAL CORPORATION OF
PICAYUNE, a Mississippi Corporation**

By: 
**KEITH W. ROBINSON
DIRECTOR**

**ACCEPTED:
GULFVIEW HOMES, LLC, a
Mississippi Limited Liability Company**

BY: 
ITS  member

GRANTEE DID NOT REQUEST A
TITLE EXAMINATION BY WILLIAMS,
SMITH & STOCKSTILL, PLLC

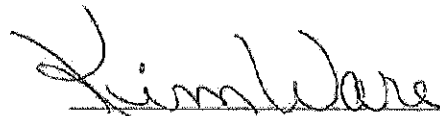
STATE OF MISSISSIPPI

COUNTY OF PEARL RIVER

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, **KEITH W. ROBINSON**, who acknowledged that he is **DIRECTOR OF FIRST NATIONAL CORPORATION OF PICAYUNE, a Mississippi Corporation**, and that for and on behalf of the said Corporation, and as its act and deed, he signed, executed, and delivered the above and foregoing instrument of writing on the day and year therein mentioned, after first having been duly authorized by said Corporation so to do.

GIVEN under my hand and seal of office on this, the 18th day of June, 2021.




**NOTARY PUBLIC
My Commission Expires:
(NOTARY SEAL)**

STATE OF MISSISSIPPI

COUNTY OF PEARL RIVER

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Wallace Shelton Palmer who acknowledged that he is Member of **GULFVIEW HOMES, LLC, a Mississippi Limited Liability Company**, and that he signed, executed, and delivered the above and foregoing instrument of writing on the day and year therein mentioned, after having been duly authorized by said Company to do so.

GIVEN under my hand and seal of office on this, the 18th day of June, 2021.

Kim Ware

NOTARY PUBLIC

My Commission Expires:

(NOTARY SEAL)



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
GULFVIEW VILLAS SUBDIVISION
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

This Declaration of Covenants, Conditions and Restrictions is made on the ____ day of _____, 2021, A.D., by Gulfview Villas Subdivision LLC, (hereinafter call "Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in City of Gulfport, Mississippi, more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the "Property"); and

NOW, THEREFORE, Declarant; herby declares that all the properties described above shall be held, sold and conveyed subject to the platted subdivision and the following restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having and right, title or interest in the described properties or any par thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. RESIDENTIAL: All lots in Gulfview Villas Subdivision LLC as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as one and two story residential lots.

2. MINIMUM SQUARE FOOTAGE: No residence, built, placed or maintained on any lot, shall contain less than one thousand six hundred (1,600) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. LOT SIZE: No residence shall be constructed in the subdivision on a less quantity of ground than the whole of one entire lot, as shown by the official plat of said subdivision.

4. SETBACKS: For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the lot. All construction shall be in compliance with the City zoning requirement.

5. REQUIREMENTS FOR DWELLING: In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee has approved the exterior appearances and color of the residence, including, but not limited to, style and color of roofing shingle, roof pitch, color of all exterior walls and brick, surfaces and material of all exterior walls, the material composition and the location of all driveways and sidewalks; trim and exterior wall surface paint colors, stucco colors, composition of exposed exterior steps; location and appearance of drainage culverts and retaining walls, all landscaping, exterior lighting, location and material for all mailboxes and mailbox posts; and location and material types for all fences. The Architectural Review Committee established herein shall establish and publish

approved building materials, colors and specifications for all exterior materials and colors. All garages shall be rear facing.

6. **CREATION, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION:** Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Gulfview Villas Subdivision LLC Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Gulfview Villas Subdivision LLC Home Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine or as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot, but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as follows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

(b) Class B Members: Each of the persons herein defined as "Declarant", and the nominee or nominees, in any, of each such person, shall be Class B members of the Association. Class B members shall be entitled to four (4) votes for each Lot owned.

Section 4. Memberships Appurtenant to Real Propriety: In every case, the membership of both Class A and Class B members shall be an appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered, conveyed or alienated in any manner except in conjunction with and as an appurtenance to the

ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, an each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms or this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth (1/12th) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meets its annual expenses, including, but in no way limited to the following:

(i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;

(ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;

(iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;

(iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Montague Place without limitation.

(v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semi-annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the lots and assessments

applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver or the use or enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate or eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provide, however, that the Association shall not be required to pursue either remedy and that all decision are within the sole discretion to the Association. No owner may waive or otherwise escape the liability for the assessments provide for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third party legitimately interested in the same) as certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid. Such certificates shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge shall not exceed Twenty Dollars (\$20.00) and may be levied in advance by the Association for each certificate delivered.

(e) Subordination of the Lien to Mortgages: The lien of the assessments provided for erring shall be subordinated to the lien of any recorded first mortgage. Sale or transfer of any

lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECTURAL COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause; and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a part of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each property shall provide a screened area to serve as a service yard in which garbage receptacle, fuel tanks, or other similar storage receptacle, electric and gas meters, air conditioning equipment, clothes lines, and other unsightly objects must be placed or stored in order to conceal them from the view of the road and adjacent properties.

11. FENCES: No fences shall be erected in the subdivision without prior approval of the Architectural Review Committee

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission or the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Committee to restrict color and content.

14. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

15. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

16. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or equity for the purposes of enjoining any such violation or attempted violation and/or damages therefore, but there shall be no forfeiture or reversion of title because of any such violation or attempted violation of any said Condition, Restriction or Covenants.

17. SEVERABILITY: If one or more of the Covenants or Restrictions herein contained shall be held by any court of competent jurisdiction to be invalid for any reason, any such holding shall not affect the validity and effectiveness of the other Conditions, Restriction and Covenants herein contained.

18. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase, inheritance or otherwise, for a period of thirty (30) years from the date which they are executed,

and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

19. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in writing, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURES of the Declarant on this the ____ day of _____, A.D., 2021.

By: _____
Gulfview Villas Subdivision LLC

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2021, A.D., within my jurisdiction, the within named Gulfview Villas Subdivision LLC, executed that above and forgoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2021.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

GULFVIEW VILLAS
REPLAT OF LOTS 1-6, BLOCK 1, GULF VIEW ADDITION
City of Gulfport, First Judicial District Harrison County
Mississippi

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT GULFVIEW HOMES, LLC, IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREIN, AND HEREBY DECLARES THIS TO BE THE OFFICIAL PLAT OF GULFVIEW VILLAS AND FURTHER DEDICATES THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE CITY OF GULFPORT FOREVER.

WITNESS MY SIGNATURE ON THIS 7th DAY OF SEPTEMBER, 2021.

GULFVIEW HOMES, LLC

Wallace S. Ladner II
BY: WALLACE S. LADNER II OWNER

ACKNOWLEDGMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 7th day of September, 2021, within my jurisdiction, the within named Wallace S. Ladner II, who acknowledged to me that he is the Owner of Gulfview Homes, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF Sept, 2021.

Shawn Ingram

NOTARY PUBLIC

July 26, 2025
MY COMMISSION EXPIRES:



PLANNING COMMISSION APPROVAL

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE DAY OF , 2021.

Keith Williams
KEITH WILLIAMS, CHAIRMAN
GULFPORT CITY PLANNING COMMISSION

Gregory Holmes
GREGORY HOLMES
PLANNING DIVISION ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE OF APPROVAL

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORD WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE PLANNING COMMISSION IN GIVING TENTATIVE APPROVAL OF THE GENERAL SUBDIVISION PLAN.

THE CITY ENGINEER IS HEREBY GIVEN ON THIS DAY OF , 2021.

Wayne E. Miller, P.E.
WAYNE E. MILLER, P.E.
CITY ENGINEER

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI BY ORDER DULY ADOPTED ON THE DAY OF , 2021, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF GULFPORT IN MINUTE BOOK NO. PAGES .

CITY OF GULFPORT

BY: Billy Hewes, MAYOR DATE OF EXECUTION

BY: MUNICIPAL CLERK DATE OF EXECUTION

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT OF GULFVIEW VILLAS SUBDIVISION WITH THE ORIGINAL PLAT HEREOF AND FIND THE SAME TO BE AN EXACT COPY THEREFORE.

WITNESS OUR SIGNATURES ON THIS DAY OF , 2021.

DEPUTY CLERK

Gary A. Durbin
GARY A. DURBIN, P.L.S. NO. 2401



RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS DAY OF , 2021, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK PAGE .

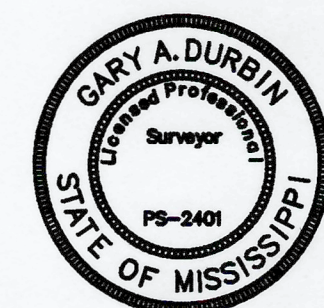
John McAdams, CHANCERY CLERK

SURVEYOR'S CERTIFICATE

I, GARY A. DURBIN, A PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS DAY OF , 2021.

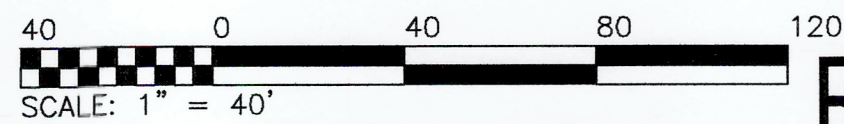
Gary A. Durbin
GARY A. DURBIN, P.L.S. NO. 2401



10817

SHEET 1 OF 2

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelakgd@aol.com



GULFVIEW VILLAS

REPLAT OF LOTS 1-6, BLOCK 1, GULF VIEW ADDITION

City of Gulfport, First Judicial District Harrison County
Mississippi

VICINITY MAP:



NOT TO SCALE

OVERALL SURVEY DESCRIPTION:

LEGAL DESCRIPTION
(PER SURVEY)

That certain parcel of land situated in Lots 1 through 6, Block 1, Gulf View Addition, Plat Copy Book 2, Page 80, Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Beginning at and iron rod at the Northeast corner pf Lot 1, Block 1 of said Gulfview Addition and thence run S 00°34'00" E along the West margin of Texas Avenue and the East line of said Lot 1 a distance of 356.72 feet to an iron rod 25 feet North of the west bound lane of U.S. Highway 90, then run S 77°32'43" W and parallel to the west bound lane of U.S. Highway 90 a distance of 188.21 feet to an iron rod, thence continue parallel to the west bound lane of U.S. Highway 90, S 79°26'19" W a distance of 236.65 feet to an iron rod, thence N 00°36'49" W 40.00 feet to an iron rod, thence S 79°26'19" W 20.00 feet to an iron rod on the East margin of Arkansas Avenue, thence N 00°34'20" W along said East margin a distance of 400.04 feet to PK nail, thence run N 89°26'00" E a distance of 437.00 feet along the South margin of 17th Street to the Point of Beginning. Said parcel contains 174,094 square feet or 4.00 acres.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

All corners 1/2" iron rods set unless otherwise noted.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the west margin of Texas Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zones "AE-20", "VE-20", and "VE-21" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0268-G, Revised: 6/16/09.

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER AND TOPCON GPT- 9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) 1/2" X 18" IRON RODS WITH RED PLASTIC CAPS STAMPED "GDURBIN 2401" SET AT ALL LOT CORNERS.
- 4.) SURVEY CLASS- "B"
- 5.) TOTAL LOTS - 18
- 6.) DATE OF FIELD SURVEY- JUNE 25, 2021
- 7.) THERE IS A 10 FEET WIDE UTILITY EASEMENT RESERVED ALONG ALL FRONT LOT LINES, UNLESS OTHERWISE SHOWN.

PKS PK NAIL SET
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

SETBACKS:

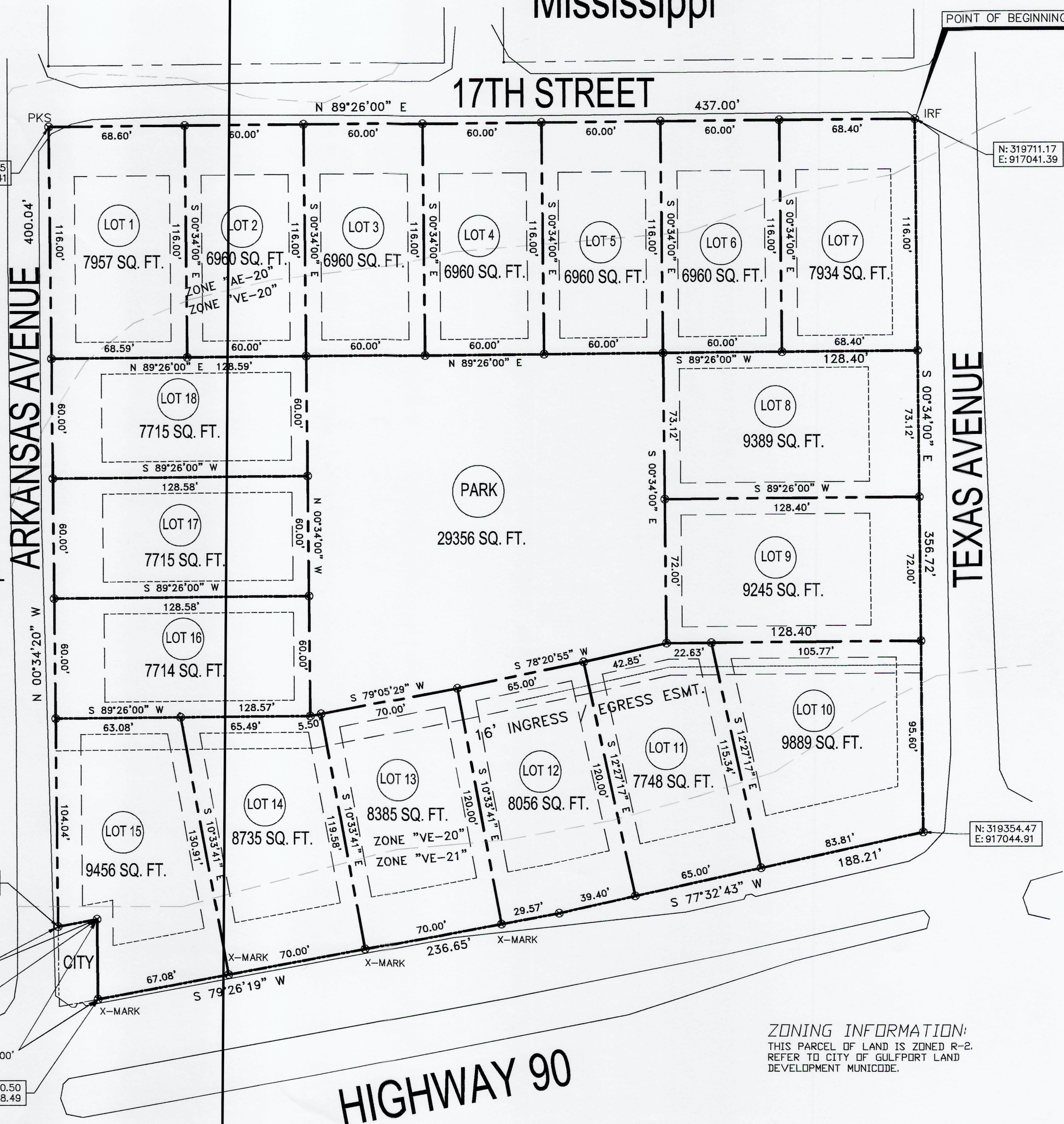
FRONT 25'
REAR 8'
SIDE 8'
SIDE STREET 12.5'

REFERENCE MATERIALS:

- 1.) GULFPORT ONLINE ATLAS
- 2.) HARRISON COUNTY MAPPING INTERFACE
- 3.) PRIOR SURVEY BY ERIC MEHENNETT, PLS
- 4.) RECORDED PLAT OF GULFVIEW ADDITION, PB 2 PG 80
- 5.) DR 2015-0012-D-J1

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE F.I.R.M. ZONES AS SHOWN ON THIS PLAT ACCORDING TO MAP NUMBER 28047C-0268-G, DATED JUNE 16, 2009.

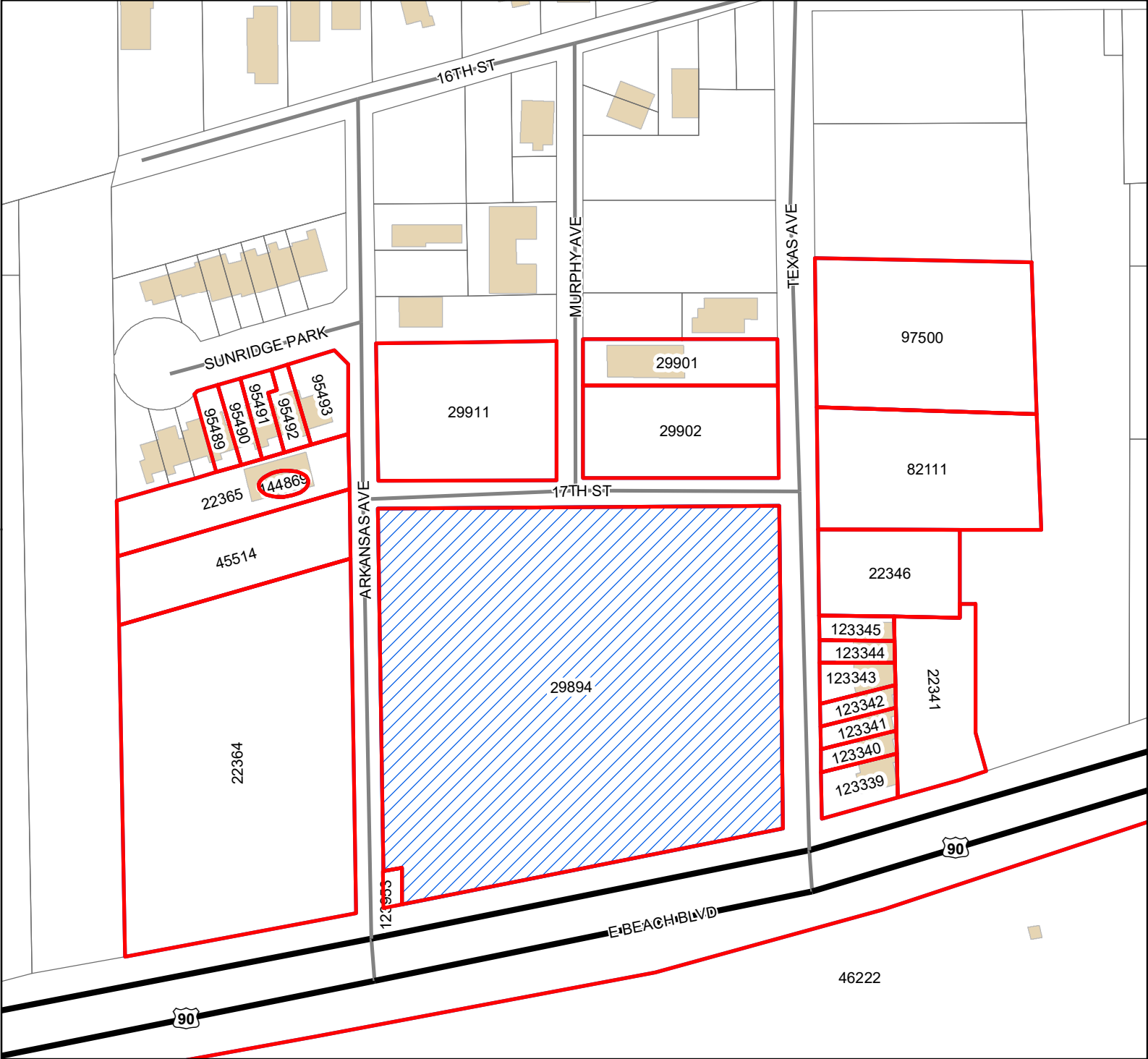


ZONING INFORMATION:
THIS PARCEL OF LAND IS ZONED R-2.
REFER TO CITY OF GULFPORT LAND
DEVELOPMENT MUNICODE.

SHEET 2 OF 2

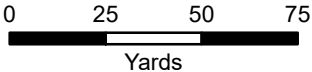
REVISED: 09/09/2021 10817

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelokgd@aol.com



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			GULFVIEW HOMES, LLC (OWNER)	PO BOX 6496	GULFPORT	MS	39506
			HEINRICH & ASSOCIATES, LLC (AGENT)	1806 23RD AVE	GULFPORT	MS	39501
			Adjacent Property Owners				
	123343	0911B-02-021.005	4C RENTALS LLC	5969 N EAGLE SUMMIT RD	OWASSO	OK	74055
N	123342	0911B-02-021.004	4C RENTALS LLC	5969 N EAGLE SUMMIT RD	OWASSO	OK	74055
	82111	0911B-02-009.001	CHEVALIER BRIAN	2510 PROVENCE PLACE	BILOXI	MS	39531
	95490	0911B-02-048.012	CLARK LARRY W & LAQUETTA JOY	111 SUNRIDGE PK	GULFPORT	MS	39507
	123345	0911B-02-021.007	DUPLANTIS CODY J & LINDA A	80 E BEACH BLVD #7	GULFPORT	MS	39507
	29911	0911B-02-023.000	ELISITY DEVELOPMENT LLC	105 SUNRIDGE PARK	GULFPORT	MS	39507
	29894	0911B-02-022.000	FIRST NATIONAL CORP OF PICAYUNE	P O BOX 848	PICAYUNE	MS	39466
	22346	0911B-02-019.000	FORBES JACK JR	247 S HIGH SCHOOL AVE	COLUMBIA	MS	39429
	123340	0911B-02-021.002	GULF COAST DEVELOPMENT LLC	22 HONEY LOCUST COURT	LAFAYETTE HILL	PA	19444
	123953	0911B-02-022.001	GULFPORT CITY OF	106 DOGWOOD DR	GULFPORT	MS	39507
	46222	0911B-03-001.000	GULFPORT CITY OF -BEACHES-	25 JAY DR RT 7	GULFPORT	MS	39503
	95493	0911B-02-048.015	HILL DAVID CLAYTON & HEATHER	105 SUNRIDGE PK	GULFPORT	MS	39507
	22341	0911B-02-020.000	HRBAC THOMAS D -TRUSTEE-	103 COUNTRY MEADOW	CLINTON	MS	39056
	95491	0911B-02-048.013	JOHNSON JEANNE R	109 SUNRIDGE PK	GULFPORT	MS	39507
	45514	0911B-02-050.000	JONES ALAN M & ANDREA CABELL	2520 GREENVIEW DRIVE	GULFPORT	MS	39507
	29902	0911B-02-031.000	KNOX EDWARD	14765 N SWAN RD	GULFPORT	MS	39503
N	22365	0911B-02-049.000	KNOX EDWARD R	14765 N SWAN AVE	GULFPORT	MS	39503
	29901	0911B-02-032.000	KNOX EDWARD R	208 MURPHY AVE	GULFPORT	MS	39507
	144869	0911B-02-049.001	KNOX EDWARD R	14765 N SWAN AVE	GULFPORT	MS	39503
	123344	0911B-02-021.006	MARTINI JEWELL LLC	875 HOLLY OAK PLACE	MONTEREY PARK	CA	91755
	123341	0911B-02-021.003	MILLER JAMES H	80 EAST BEACH BLVD STE 3	GULFPORT	MS	39507
	123339	0911B-02-021.001	MILSTEIN MARC	22 HONEY LOCUST COURT	LAFAYETTE HILL	PA	19444
	22364	0911B-02-051.000	MISSISSIPPI LAND HOLDINGS LLC	P O BOX 3803	TALLAHASSEE	FL	32315
	97500	0911B-02-009.002	SMITH EMILY C & WILLIAM J	71206 WHISKEY OAKS LN	COVINGTON	LA	70433
	95489	0911B-02-048.011	UNSWORTH JOYCE RAYBORN	113 SUNRIDGE PARK	GULFPORT	MS	39507
	95492	0911B-02-048.014	WEST IMA LOIS	107 SUNRIDGE PARK	GULFPORT	MS	39507

RE: Final Plat 2110PC167, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-022.000, Approval of Final Plat for 19-lot subdivision (Gulfview Villas), E Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2.

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, October 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, October 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr., Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr., Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

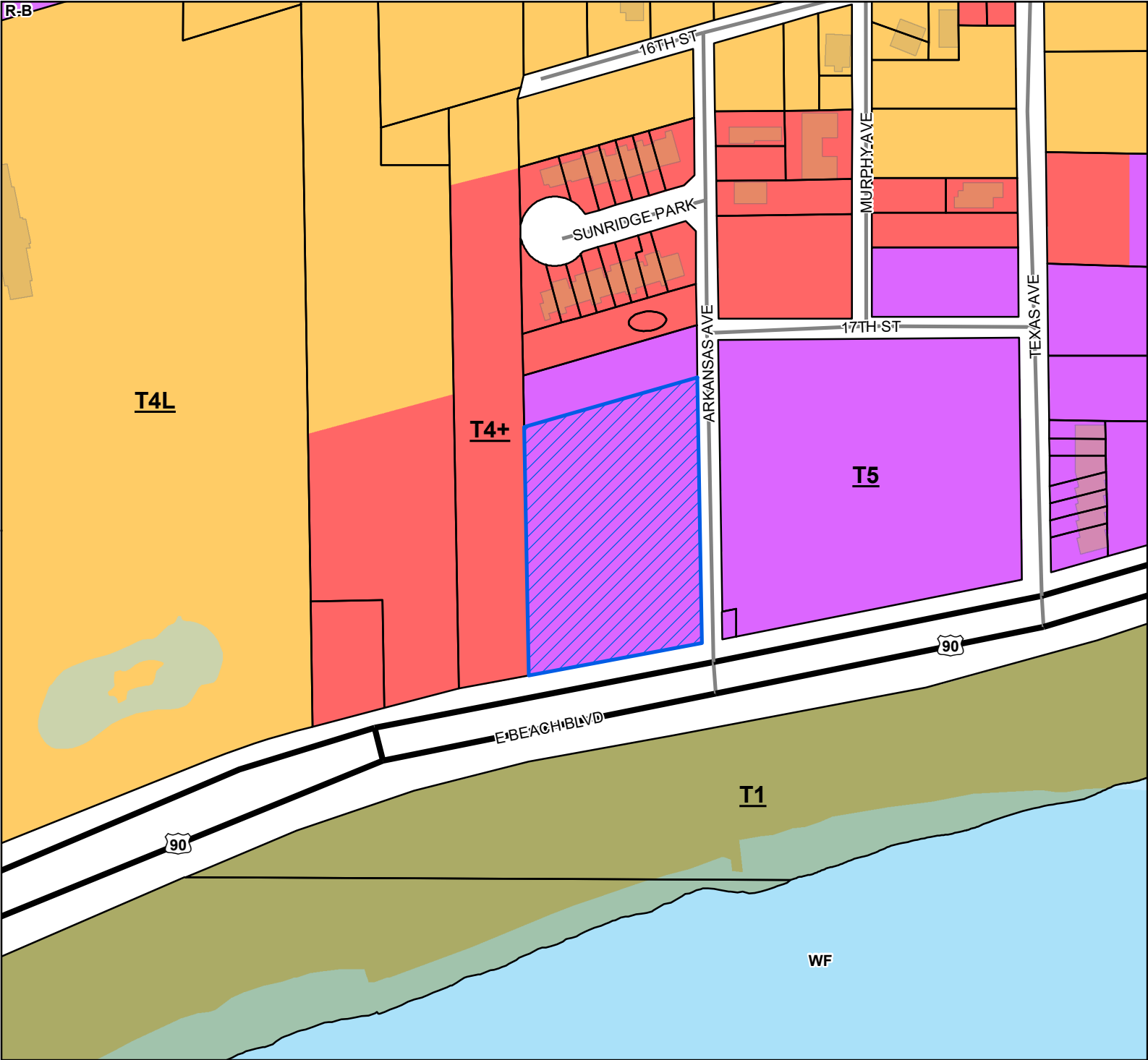
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Final Plat 2110PC169:
Withdrawn by Applicant:

Final Plat 2110PC169, by agent Heinrich & Associates, LLC., tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2



Site

US or State Highway

Street

Parcels

Buildings

Water Features

City Limit

Smart Code

T5

T4+

T4L

T1

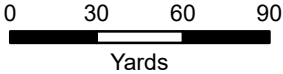
Zoning

R-B - Residence-Business District

WF - Water Front

Site Information

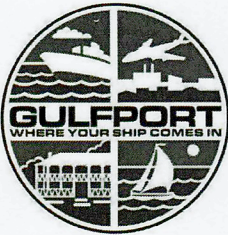
0911B-02-051.000
 Zoning: T5 (Urban Center Zone)
 Size: 92,860 sq ft.
 Flood: AE



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR FINAL PLAT - TOWNHOMES

Property Information

TAX PARCEL #

0	9	1	1	B

 -

0	2

 -

0	5	1

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 164 E. BEACH BLVD.

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

RESUBDIVIDE SUBJECT PARCEL INTO 15 (TOTAL) NEW PARCELS
FOR SINGLE FAMILY, MULTI FAMILY, AND TOWNHOMES. EACH
LOT WILL SERVED WITH WATER & SEWER.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

MISSISSIPPI LAND HOLDINGS, LLC

Printed Name Of Owner

P.O. BOX 3803

Mailing Address

TALLAHOSSEE, FL 32515

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Owner

AGENT

HEINRICH ASSOC., LLC

Printed Name Of Agent

1806 23RD AVE, SUITE "B"

Mailing Address

GULFPORT MS 39501

City

State

Zip code

228-896-6768

Home Phone

Work/Cell Phone

dobby.h@heinrichassociates.net

Email

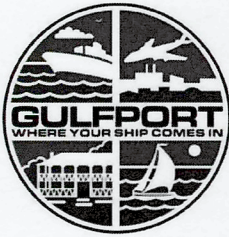
Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

\$255



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL # 0911B-02-051.000

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					-			-				.			
					-			-				.			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case Number: 2110PC169

Date Received: _____

Receipt Number: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

Size: _____

Address of Property Involved: 1104 E. BEACH BLVD.

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: NW INT. OF U.S. HWY 90 AND ARKASAS AVE.

GENERAL DESCRIPTION OF REQUEST:

RESUBDIVIDE SUBJECT TAX PARCEL INTO ¹⁰ NEW
PARCELS. EACH LOT WILL BE SERVED WITH WATER
SEWER.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

MISSISSIPPI LAND HOLDINGS, LLC

Printed Name of Owner

P.O. BOX 3803

Mailing Address

TALLAHASSEE, FL 32315

City

State

Zip code

Home Phone

Work/Cell Phone

Email

-Signature of Owner

AGENT

HEINRICH ASSOCIATES

Printed Name of Agent

1806 23RD AVE. "B"

Mailing Address

GULFPORT MS 39501

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



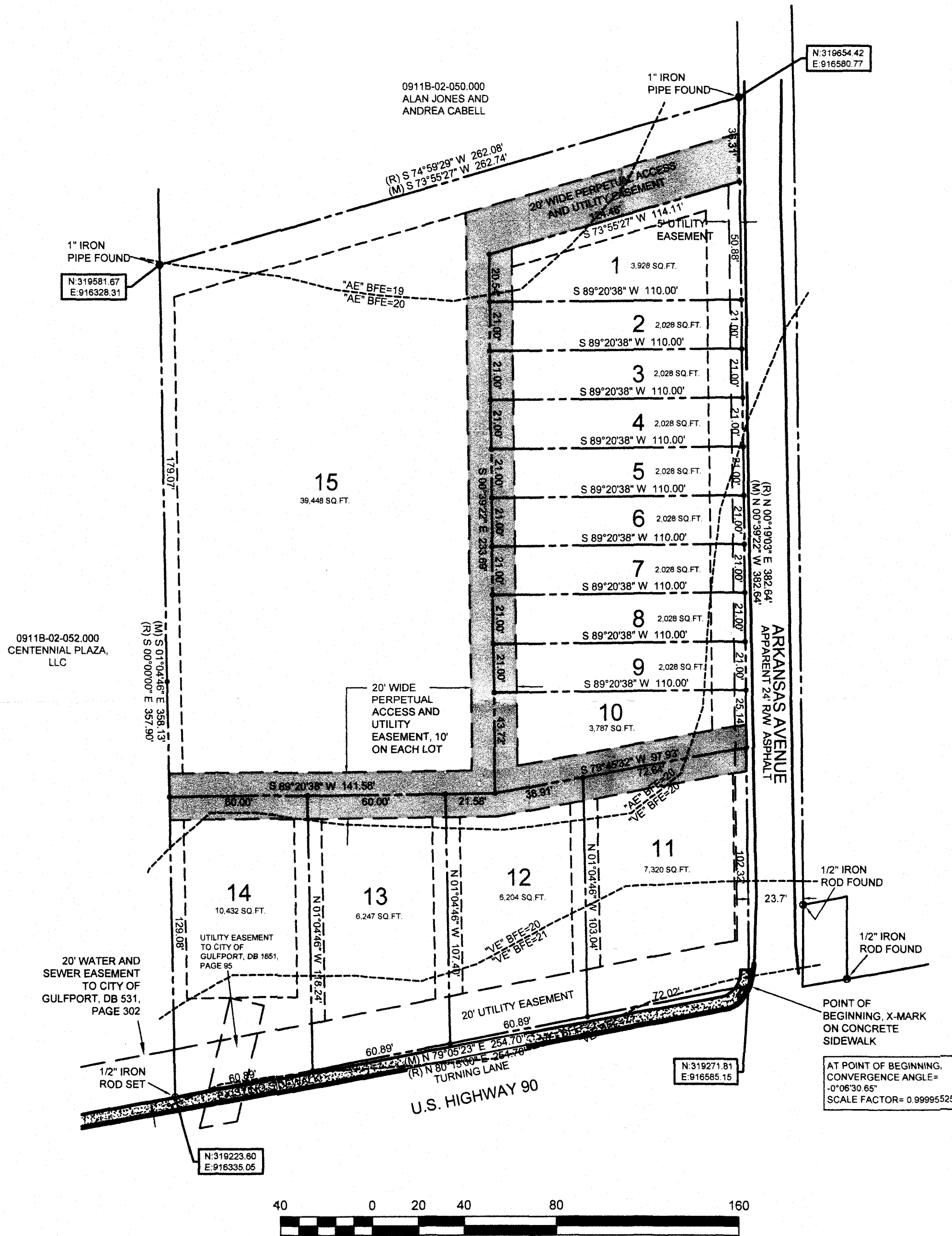
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



COURTYARDS AT THE COURTHOUSE PIER

SINGLE FAMILY, MULTI-FAMILY AND TOWNHOME LOTS

BEING A SUBDIVISION SITUATED IN FRACTIONAL SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI



MINIMUM BUILDING SETBACKS

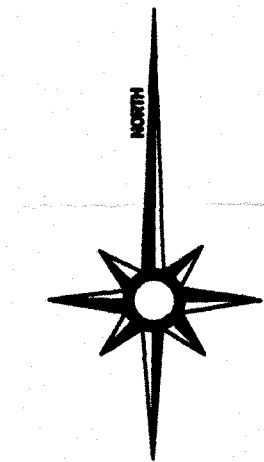
BUILDING SETBACKS - LOTS 1-10 (TOWNHOMES)
FRONT YARD = 15'
SIDE YARD = 0' (LOTS 1 & 10 = 8')
REAR YARD = 6'

BUILDING SETBACKS - LOTS 11-14 (SINGLE FAMILY)
FRONT YARD = 20' OR AS SHOWN
SIDE YARD = 6'
REAR YARD = 10' OR AS SHOWN

BUILDING SETBACKS - LOT 15 (MULTI-FAMILY)
FRONT YARD = AS SHOWN
SIDE YARD = 6'
REAR YARD = AS SHOWN

REFERENCE MATERIALS:

- 1.) INSTRUMENT NO. 2008-10649-D-J1
- 2.) GULFPORT ONLINE ATLAS
- 3.) HARRISON COUNTY TAX MAPS



NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON VRS GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) 1/2" X 18" IRON RODS WITH RED PLASTIC CAPS STAMPED "CROSBY 2539" WILL BE SET AT ALL LOT CORNERS.
- 4.) SURVEY CLASS- "B"
- 5.) TOTAL LOTS - 15
- 6.) DATE OF FIELD SURVEY- 9/2/2021

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- AS PER SURVEY
- AS PER RECORD
- AS PER PLAT
- IRON ROD FOUND
- IRON ROD SET
- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONES "AE" WITH BASE FLOOD ELEVATION OF 19, ZONE "AE" WITH BASE ELEVATION OF 20, ZONE "VE" WITH BASE ELEVATION OF 20, ZONE "VE" WITH BASE ELEVATION OF 21 AND ZONE "VE" WITH BASE ELEVATION OF 23 ACCORDING TO MAP NUMBER 28047C0268G, DATED 6/16/2009.

BEARING NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE GRID AND ARE BASED ON THE MISSISSIPPI NAD 83 EAST ZONE STATE PLANE COORDINATE SYSTEM AND ARE DERIVED FROM A GLOBAL POSITIONING SYSTEM OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK



CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING

716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649

EMAIL: cliffordcrosby@cableone.net

COURTYARDS AT THE COURTHOUSE PIER

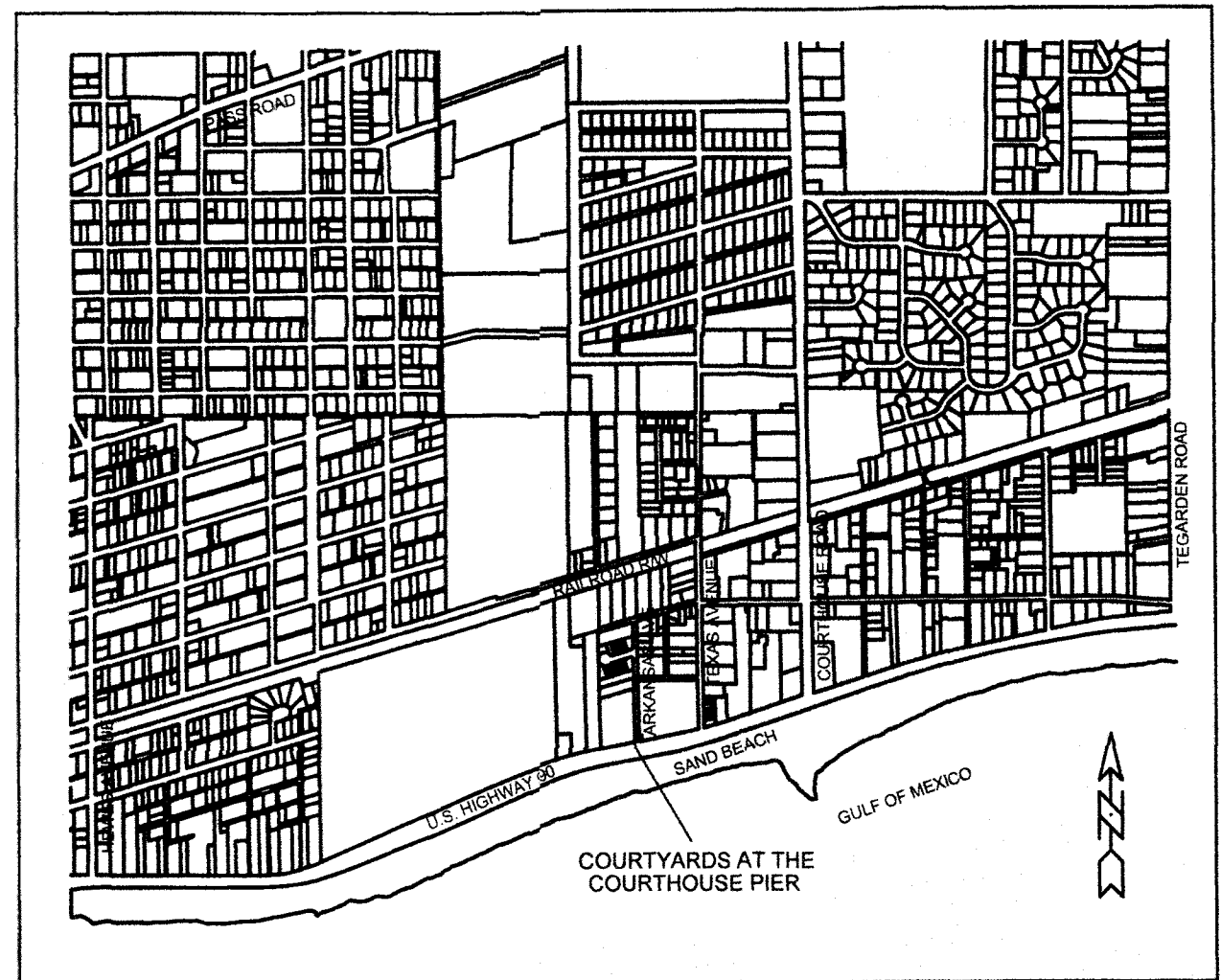
SINGLE FAMILY, MULTI-FAMILY AND
TOWNHOME LOTS

BEING A SUBDIVISION SITUATED IN
FRACTIONAL SECTION 1, TOWNSHIP 8
SOUTH, RANGE 11 WEST, CITY OF
GULFPORT, FIRST JUDICIAL DISTRICT
OF HARRISON COUNTY, MISSISSIPPI

OVERALL SURVEY DESCRIPTION:

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST 2301 ZONE):

BEGINNING AT A X-MARK ON CONCRETE SIDEWALK AT THE POINT OF INTERSECTION OF THE WEST MARGIN OF ARKANSAS AVENUE WITH THE NORTH MARGIN OF U.S. HIGHWAY 90; THENCE ALONG SAID WEST MARGIN OF ARKANSAS AVENUE, N00°39'22"W 382.64' TO A 1" IRON PIPE FOUND; THENCE S73°55'27"W 262.74' TO A 1" IRON PIPE FOUND; THENCE S01°04'46"E 358.13' TO AN IRON ROD SET ON THE NORTH MARGIN OF U.S. HIGHWAY 90; THENCE ALONG SAID NORTH MARGIN, N79°05'23"E 254.70' TO THE POINT OF BEGINNING, CONTAINING 2.144 ACRES. BEING DESIGNATED AS COUNTY PARCEL NUMBER 0911B-02-051.000.



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DECLARES THIS TO BE A CORRECT PLAT OF COURTYARDS AT THE COURTHOUSE PIER SUBDIVISION AND THAT SAID OWNER HEREBY DEDICATES THE RIGHTS-OF-WAY, UTILITIES AND EASEMENTS UNTO THE CITY OF GULFPORT, HARRISON COUNTY FOR PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS 22nd DAY OF November, 2021.

ELLIOTT HOMES, LLC BY IT'S MANAGING MEMBER BRANDON ELLIOTT

BY: Brandon Elliott
MANAGING MEMBER

ACKNOWLEDGMENT

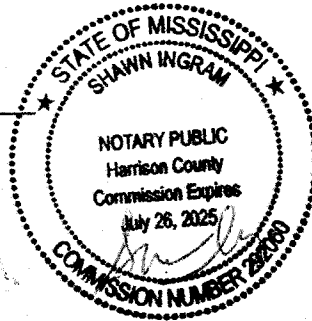
STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 22nd day of November, 2021, within my jurisdiction, the within named Brandon Elliott, who acknowledged to me that he is managing member of Elliott Homes, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF November, 2021.

Shawn Ingram
NOTARY PUBLIC

July 26, 2025
MY COMMISSION EXPIRES:



PLANNING COMMISSION APPROVAL

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2021.

KEITH WILLIAMS, CHAIRMAN
GULFPORT CITY PLANNING COMMISSION

GREGORY HOLMES
PLANNING DIVISION ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE OF APPROVAL

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORD WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE PLANNING COMMISSION IN GIVING TENTATIVE APPROVAL OF THE GENERAL SUBDIVISION PLAN.

THE CITY ENGINEER IS HEREBY GIVEN ON THIS _____ DAY OF _____, 2021.

WAYNE E. MILLER, P.E.
CITY ENGINEER

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS CEMETERY PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI BY ORDER DULY ADOPTED ON THE _____ DAY OF _____, 2021, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF GULFPORT IN MINUTE BOOK NO.: _____ PAGES _____

CITY OF GULFPORT

BY: Billy Hewes, MAYOR DATE OF EXECUTION _____

BY: F.B. 'Rusty' Walker, IV, COUNCIL PRESIDENT DATE OF EXECUTION _____

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT OF COURTYARDS AT THE COURTHOUSE PIER SUBDIVISION WITH THE ORIGINAL PLAT HEREOF AND FIND THE SAME TO BE AN EXACT COPY THEREFORE.

WITNESS OUR SIGNATURES ON THIS 24th DAY OF Nov., 2021.

DEPUTY CLERK

Clifford A. Crosby, P.L.S. NO. 2539

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF _____, 2021, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK _____, ON PAGE _____.

JOHN MCADAMS, CHANCERY CLERK

BY: _____ D.C.

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS 24th DAY OF Nov., 2021.

Clifford A. Crosby, P.L.S. NO. 2539



CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649

EMAIL: cliffordcrosby@cableone.net



J. H. H.
 1st Judicial District
 Instrument 2008 10649 D -J1
 Filed/Recorded 12 29 2008 12 24 N
 Total Fees 12.00
 2 Pages Recorded

Index to:

Fractional Section 1, Township 8 South, Range 11
 West

This Instrument Prepared by and Return to:

R. David Marchetti, MSH #8490¹
 Wells Marble & Hurst, PLLC
 P. O. Box 131
 Jackson, Mississippi 39205-0131
 Phone: (601) 685-6900
 Fax: (601) 685-6901

Grantor's Address:

James M. Rudnick, Manager
 226 N. Duval Street
 Tallahassee, FL 32301
 (850) 671-1999

Grantee's Address:

310-320 Blount Str., Suite 108 (32301)
 P. O. Box 3803
 Tallahassee, FL 32315
 (850) 556-6660
 attn: Antulue Boulos

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned WATERS EDGE JW, LLC, a Florida limited liability company qualified as a foreign limited liability company in Mississippi, Grantor, by these presents does hereby convey and quitclaim unto MISSISSIPPI LAND HOLDINGS, LLC, a Florida limited liability company qualified as a foreign limited liability company in Mississippi, Grantee, all of Grantor's right,

¹ NOTE: THIS DEED WAS PREPARED ON THE BASIS OF INFORMATION FURNISHED TO THE PREPARER BY THE GRANTOR NAMED IN THIS DEED. THE PREPARER WAS NOT REQUESTED TO CONDUCT AN EXAMINATION OF THE PUBLIC RECORDS TO VERIFY THE LEGAL DESCRIPTION OF THE PROPERTY USED IN THIS DEED OR THE STATUS OF THE GRANTOR'S TITLE TO THE PROPERTY, AND NO SUCH EXAMINATION WAS CONDUCTED. THE PREPARER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION FURNISHED BY THE GRANTOR OR THE STATUS OF THE GRANTOR'S TITLE AND SHALL NOT BE LIABLE TO ANYONE HAVING AN INTEREST IN THIS PROPERTY FOR ANY INACCURACY OR INCOMPLETENESS IN THE DESCRIPTION FURNISHED BY THE GRANTOR OR FOR THE SUFFICIENCY OF THE TITLE CONVEYED BY THIS DEED.

title and interest in and to that tract or parcel of land lying and being situated in the City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

That certain lot situated in Fractional Section 1, in Township 8 South, Range 11 West, and beginning at a chip in concrete which marks the intersection of the West margin of Arkansas Street with the North line of the sidewalk adjacent on the North to U.S. Highway 90, thence North 00°19'03" East along the West line of Arkansas Street a distance of 382.64 feet to a ¾" iron pipe; thence South 74°59'29" West 262.08 feet to a ¾" iron pipe; thence South 00°00'00" East 357.90 feet to a PK nail; then North 80°15'00" East along the North line of the sidewalk adjacent on the North to U.S. Highway 90 a distance of 254.70 feet to the point of beginning.

WITNESS the hand and signature of the Grantor hereto affixed on this the 17th day of December, 2008.

WATERS EDGE JW, LLC

By James M. Rudnick

James M. Rudnick, Manager

STATE OF FLORIDA
COUNTY OF Levy

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of December, 2008, within my jurisdiction, the within named James M. Rudnick, who acknowledged that he is manager of Waters Edge, JW, LLC, a Florida limited liability company, and that for an on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after having first been duly authorized by said limited liability company so to do.

Rebra Anne Culpepper
NOTARY PUBLIC

My commission expires:



Rebra Anne Culpepper
Commission # DD403466
Expires April 29, 2009
Notary Public - Levy County, FL 904-385-7019

Mississippi Land Holdings LLC
P.O. Box 3803
Tallahassee, FL 32315

September 7, 2021

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

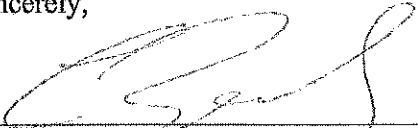
RE: Agent Letter for Mississippi Land Holdings LLC
Tax Parcel No.: 0911B-02-051.000
164 E. Beach Blvd. - Gulfport, Mississippi 39507

To Whom It May Concern:

Please allow this letter to serve as official notice that *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Mississippi Land Holdings LLC** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

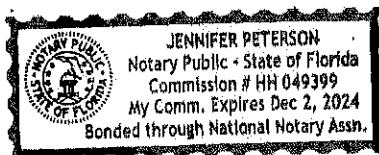
Sincerely,


Mississippi Land Holdings LLC


Notary

State of Florida
County of Leon
On this 7th day of September
before me personally appeared
personally known Christine Boulos
to me known to be the person who executed the
foregoing instrument, and acknowledged that he
executed the same as his free act and deed.
SEAL (signed)  **NOTARY PUBLIC**

My Commission Expires:



Mississippi Land Holdings LLC

P.O. Box 3803

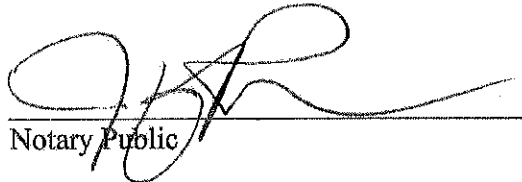
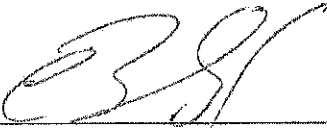
Tallahassee, FL 32315

CORPORATE RESOLUTION

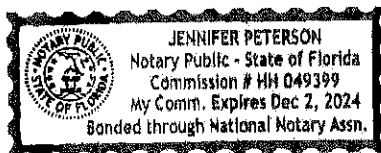
STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Christine Boulos who acknowledged that she is a member of **Mississippi Land Holdings LLC**, A Mississippi Limited Liability Company, and for that and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first have been duly authorized by said company so to do has authority to sign all city documents on behalf of said company.

Given under my hand and official seal of office, this the 7 day of September, 2021.


Notary Public

My Commission Expires:



State of Florida
County of Leon
On this 7th day of September
before me personally appeared personally known Christine Boulos
to me known to be the person who executed the
foregoing instrument, and acknowledged that he
executed the same as his free act and deed.

SEAL (signed)

NOTARY PUBLIC

Mississippi Land Holdings LLC
P.O. Box 3803
Tallahassee, FL 32315

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Mohammad Moeini who, after being by me first duly sworn, stated the following:

1. That there are no restrictive covenants prohibiting the resubdivision of the property located on Parcel No. 0911B-02-051-000

Respectfully submitted:

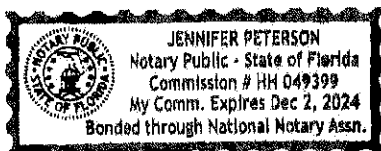
By: _____

Mississippi Land Holdings LLC

SWORN AND SUBSCRIBED before me, this the 7th day of September 2021.

Notary Public

My Commission Expires:



State of Florida
County of Leon
On this 7th day of September 2021
before me personally appeared
personally known Christine Bowles
to me known to be the person who executed the
foregoing instrument, and acknowledged that he
executed the same as his free act and deed.
SEAL (signed) _____
NOTARY PUBLIC

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COURTYARDS AT THE COURTHOUSE PIER SUBDIVISION
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI**

This Declaration of Covenants, Conditions and Restrictions is made on the ____ day of _____, 2021, A.D., by Elliott Homes LLC, (hereinafter call "Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in City of Gulfport, Mississippi, more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the "Property"); and

NOW, THEREFORE, Declarant; herby declares that all the properties described above shall be held, sold and conveyed subject to the platted subdivision and the following restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having and right, title or interest in the described properties or any par thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. RESIDENTIAL: All lots in the Courtyards at the Courthouse Pier Subdivision as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as one and two story residential lots.

2. MINIMUM SQUARE FOOTAGE: No residence, built, placed or maintained on any lot, shall contain less than one thousand eight hundred (1,600) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. LOT SIZE: No residence shall be constructed in the subdivision on a less quantity of ground than the whole of one entire lot, as shown by the official plat of said subdivision.

4. SETBACKS: For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the lot. All construction shall be in compliance with the City zoning requirement.

5. REQUIREMENTS FOR DWELLING: In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee has approved the exterior appearances and color of the residence, including, but not limited to, style and color of roofing shingle, roof pitch, color of all exterior walls and brick, surfaces and material of all exterior walls, the material composition and the location of all driveways and sidewalks; trim and exterior wall surface paint colors, stucco colors, composition of exposed exterior steps; location and appearance of drainage culverts and retaining walls, all landscaping, exterior lighting, location and material for all mailboxes and mailbox posts; and location and material types for all fences. The Architectural Review Committee established herein shall establish and publish

approved building materials, colors and specifications for all exterior materials and colors. All garages shall be rear facing.

6. **CREATION, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION:** Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Camden Court Subdivision LLC Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Courtyards at the Courthouse Pier Subdivision Home Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine or as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot, but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as follows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

(b) Class B Members: Each of the persons herein defined as "Declarant", and the nominee or nominees, in any, of each such person, shall be Class B members of the Association. Class B members shall be entitled to four (4) votes for each Lot owned.

Section 4. Memberships Appurtenant to Real Property: In every case, the membership of both Class A and Class B members shall be an appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered,

conveyed or alienated in any manner except in conjunction with and as an appurtenance to the ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, and each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms of this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth ($1/12^{\text{th}}$) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meet its annual expenses, including, but in no way limited to the following:

(i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;

(ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;

(iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;

(iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Montague Place without limitation.

(v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semi-annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in

advance of such date or period and shall, at that time, prepare a roster of the lots and assessments applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver or the use or enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate or eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provide, however, that the Association shall not be required to pursue either remedy and that all decision are within the sole discretion to the Association. No owner may waive or otherwise escape the liability for the assessments provide for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third party legitimately interested in the same) as certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid. Such certificates shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge shall not exceed Twenty Dollars (\$20.00) and may be levied in advance by the Association for each certificate delivered.

(e) Subordination of the Lien to Mortgages: The lien of the assessments provided for erring shall be subordinated to the lien of any recorded first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECHURAL COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause; and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a post of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each property shall provide a screened area to serve as a service yard in which garbage receptacle, fuel tanks, or other similar storage receptacle, electric and gas meters, air conditioning equipment, clothes lines, and other unsightly objects must be placed or stored in order to conceal them from the view of the road and adjacent properties.

11. FENCES: No fences shall be erected in the subdivision without prior approval of the Architectural Review Committee

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission of the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Committee to restrict color and content.

14. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

15. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

16. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or equity for the purposes of enjoining any such violation or attempted violation and/or damages therefore, but there shall be no forfeiture or reversion of title because of any such violation or attempted violation of any said Condition, Restriction or Covenants.

17. SEVERABILITY: If one or more of the Covenants or Restrictions herein contained shall be held by any court of competent jurisdiction to be invalid for any reason, any such holding shall not affect the validity and effectiveness of the other Conditions, Restriction and Covenants herein contained.

18. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase,

inheritance or otherwise, for a period of thirty (30) years from the date which they are executed, and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

19. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in writing, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURES of the Declarant on this the ____ day of _____, A.D., 2021.

By: _____
Elliott Homes LLC

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

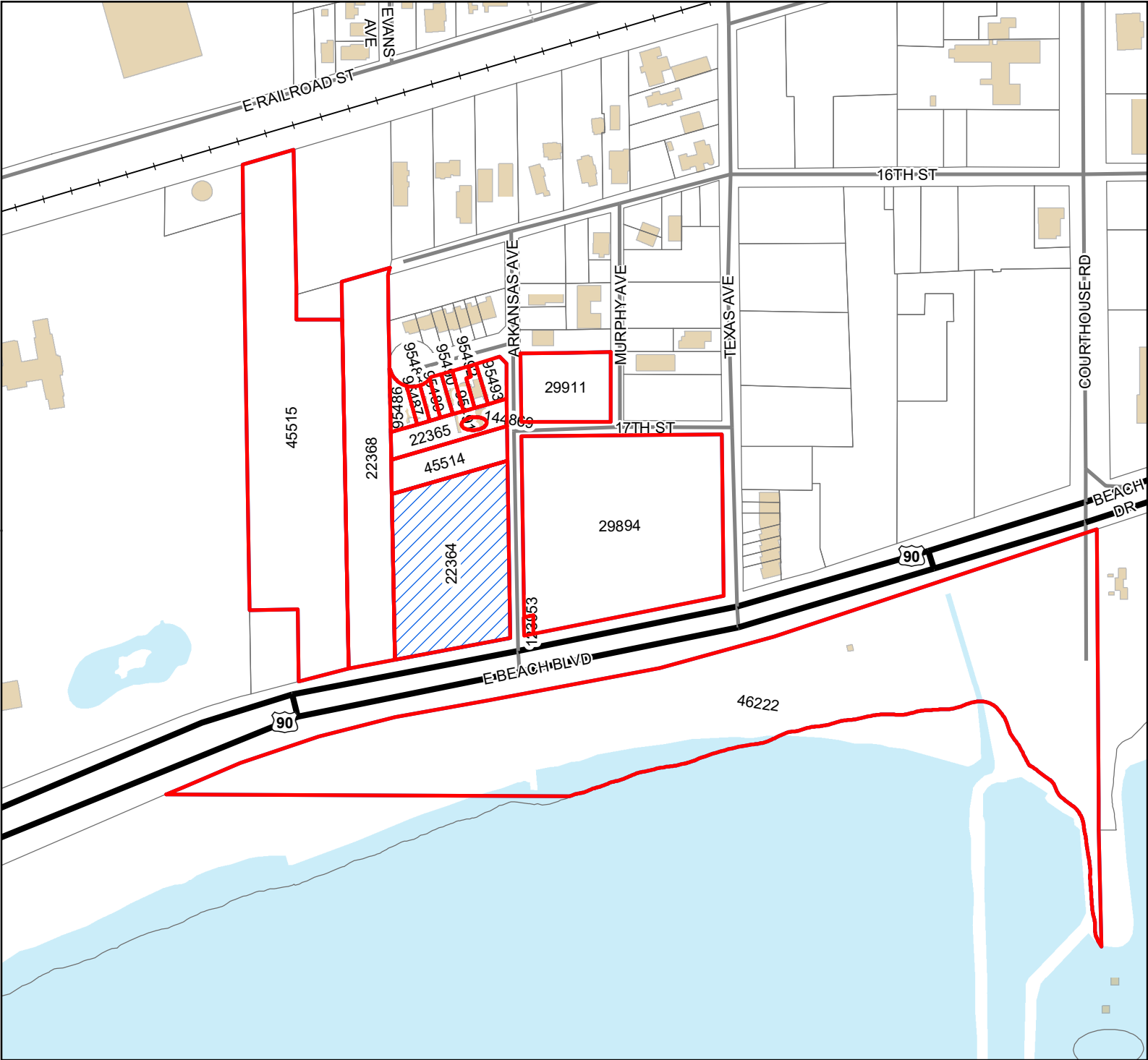
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2021, A.D., within my jurisdiction, the within named Courtyards at the Courthouse Pier Subdivision, executed that above and forgoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2021.

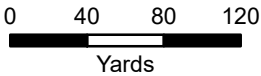
NOTARY PUBLIC _____

MY COMMISION EXPIRES: _____



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Alley
- Railroad
- Buildings
- Water Features



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			MISSISSIPPI LAND HOLDINGS LLC (OWNER)	PO BOX 3803	TALLAHASSEE	FL	32515
			HEINRICH & ASSOCIATES, LLC (AGENT)	1806 23RD AVE SUITE B	GULFPORT	MS	39501
			Adjacent Property Owners				
	95491	0911B-02-048.013	JOHNSON JEANNE R	109 SUNRIDGE PK	GULFPORT	MS	39507
	95488	0911B-02-048.010	CHANDLER JEANNE F	115 SUNRIDGE PK	GULFPORT	MS	39501
	95486	0911B-02-048.008	DEES JOHNNETTE	1004 CENTRAL AVE W	WIGGINS	MS	39577
	95490	0911B-02-048.012	CLARK LARRY W & LAQUETTA JOY	111 SUNRIDGE PK	GULFPORT	MS	39507
	22365	0911B-02-049.000	KNOX EDWARD R	14765 N SWAN AVE	GULFPORT	MS	39503
	95492	0911B-02-048.014	WEST IMA LOIS	107 SUNRIDGE PARK	GULFPORT	MS	39507
	95489	0911B-02-048.011	UNSWORTH JOYCE RAYBORN	113 SUNRIDGE PARK	GULFPORT	MS	39507
	95487	0911B-02-048.009	GIBBS LINDA H	117 SUNRIDGE PK	GULFPORT	MS	39507
	29911	0911B-02-023.000	ELISITY DEVELOPMENT LLC	105 SUNRIDGE PARK	GULFPORT	MS	39507
N	95493	0911B-02-048.015	HILL DAVID CLAYTON & HEATHER	105 SUNRIDGE PK	GULFPORT	MS	39507
	45514	0911B-02-050.000	JONES ALAN M & ANDREA CABELL	2520 GREENVIEW DRIVE	GULFPORT	MS	39507
	22364	0911B-02-051.000	MISSISSIPPI LAND HOLDINGS LLC	P O BOX 3803	TALLAHASSEE	FL	32315
	46222	0911B-03-001.000	GULFPORT CITY OF -BEACHES-	25 JAY DR RT 7	GULFPORT	MS	39503
	22368	0911B-02-052.000	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501
	123953	0911B-02-022.001	GULFPORT CITY OF	106 DOGWOOD DR	GULFPORT	MS	39507
	29894	0911B-02-022.000	FIRST NATIONAL CORP OF PICAYUNE	P O BOX 848	PICAYUNE	MS	39466
N	45515	0911B-02-054.000	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501
	144869	0911B-02-049.001	KNOX EDWARD R	14765 N SWAN AVE	GULFPORT	MS	39503

RE: Final Plat 2110PC169, by agent Heinrich & Associates, LLC., tax parcel 0911B-02-051.000, Approval of Final Plat for a 10-lot townhome development (Courtyards At The Courthouse Pier), Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, October 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, October 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Final Plat 2110PC169, by agent Heinrich & Associates, LLC., tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 27, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, January 27, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0055559****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

61.80

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

January 6, 2022 12:43:01 PM EST

Amount:

61.80

SCHEDULE FOR AD NUMBER IPL00555590

January 12, 2022

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00555590**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, January 27, 2022 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2201PC001, by owner Julia Nieto-Gomez, tax parcel 1008D-01-011.000, Divide into two new parcels, 12225 Arrowhead Dr, Zoned R-E (Residence estate), Ward 6

Zoning Map Amendment 2201PC003, by owner Craig T Brennan, tax parcel 0708P-01-002.000 & 0708P-01-001.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General Business), 11271 & 11281 Old Hwy 49, Ward 7

Zoning Map Amendment 2201PC005, by agent Heinrich & Associates, tax parcel 0911B-02-022.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), E Beach Blvd, Ward 2

Planning Commission Approval 2201PC006, by owner Cecil E. Borzik, tax parcel 0907I-03-055.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Zoning Map Amendment 2201PC009, by owners Brian and Roberta McGinley, tax parcels 0707H-01-012.000 and 0707H-01-013.000, Request to rezone from B-4 (Highway business) to R-1-15 (Single-family), 16119 S Swan Rd, Ward 7

Resubdivision 2201PC010, by owner Quail Creek Properties, tax parcels 0907K-01-004.084, 0907K-01-004.085, 0907K-01-004.086, 0907K-01-004.087, 0907K-01-004.088, & 0907K-01-004.089, Divide into 6 new parcels, Laurel Oaks Ln, Zoned R-4 (General Residence), Ward 6

Zoning Map Amendment 2201PC013, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Request to rezone from R-1-15, R-1-10, and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2201PC014, by The Huckabee Company of South Mississippi LLC, tax parcel 0907N-01-002.000 & 0907M-01-003.000, Requests to rezone from R-1-15 (Single-family) to R-1-7.5 (Single-family), 13184 Hollman Rd, Zoned R-1-15 (Single-family), Ward 6

Resubdivision 2201PC015, by owner Warren H. Dedeaux, tax parcel 0909I-02-010.000, Divide into two new parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Zoning Map Amendment 2201PC017, by agent Heinrich & Associates, tax parcel 0911B-02-051.000, Request to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 164 E Beach Blvd, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr., tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 15-lot townhome development (Courtyards At The Courthouse Pier), Single-family and Multi-family development, Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of January 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 27, 2022

Re: Other Business